



## **PLANNING SERVICES**

# **DECISIONS LIST**

**No. 18**

**27<sup>TH</sup> APRIL – 3<sup>RD</sup> MAY 2009**

**136 APPLICATIONS**

**THE LEONARDO BUILDINGS  
2 ROSSINGTON STREET  
LEEDS LS2 8HD.TEL. 0113 222 4409**

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**All Planning Applications are available for inspection at the Development Enquiry  
Centre at the Leonardo Buildings  
and at some Libraries.**

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## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>08/06746/FU</b>		
<b>Applicant:</b>	Mr And Mrs David Newman		
<b>Proposal</b>	Single storey extension and new canopy roof to front, attached garage to front and side, conservatory to rear and chimney to other side. (Conversion of existing garage to habitable room is permitted development)		
<b>Site</b>	5 Wayland Close Adel Leeds LS16 8LT		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) The materials to be used for the dwarf wall of the conservatory shall match in terms of size, colour, type and texture those used on the main dwelling.

In the interests of amenity.

- 4) The part of the existing close boarded timber fencing along the mutual boundary with 3 Wayland Close which is adjacent to and equal to the depth of the proposed conservatory, shall be retained and maintained at a height of no less than 1.8 metres.

In the interests of amenity and privacy.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>09/00457/FU</b>		
<b>Applicant:</b>	D Spencer		
<b>Proposal</b>	First floor side and rear extension with two balconies to rear		
<b>Site</b>	The Old Post Office Arthington Lane Pool In Wharfedale Otley		
<b>Decision:</b>	Refused	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers that the proposed extension , combined with previous extensions by virtue of their overall size, scale, and massing are disproportionate additions which would be of harm to the openness of the Greenbelt. As no very special circumstances have been demonstrated the proposal is inappropriate development within the Greenbelt which contravenes Policy N33 of the Leeds Unitary Development Plan and Planning Policy Guidance 2 - Green belts.

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>09/00819/FU</b>		
<b>Applicant:</b>	C Moran		
<b>Proposal</b>	Porch to front of existing single storey side extension		
<b>Site</b>	9 Kingsley Drive Adel Leeds LS16 7PD		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)  
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>09/00871/ADV</b>		
<b>Applicant:</b>	Clear Channel Outdoor		
<b>Proposal</b>	2 internally illuminated single sided bus shelter signs		
<b>Site</b>	Opposite 24 Leeds Road Bramhope Leeds LS16 9BQ		
<b>Decision:</b>	Refused	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) Due to the prominence of the bus shelter, the use of illumination and the long range of views on this part of Leeds Road the illuminated adverts represent an incongruous and unsightly form of development that is contrary to Policy BD8 of the adopted UDP and PPG19 and the Advertising Design Guide SPD.

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>09/00963/FU</b>		
<b>Applicant:</b>	L Banks		
<b>Proposal</b>	Retrospective application for the removal of condition 3 of approval 26/664/03/FU (granny annexe shall be part of dwelling)		
<b>Site</b>	1 The Meadows Adel Leeds LS16 8DX		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 1) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Orders revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any developments in Part 1 Classes A-H are erected.

As the Local Planning Authority wish to keep control over the erection of these buildings.

- 2) Within two months of the date of this consent a scheme shall be submitted to, and approved in writing by, the Local Planning Authority to define a detailed residential curtilage for the property hereby approved, including boundary treatments, together with a timetable for implementation. The scheme shall be implemented in accordance with the approved plans and retained for the lifetime of the development.

In the interests of providing a satisfactory level of residential amenity for occupiers of the proposed dwelling.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, T2

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>09/00965/FU</b>		
<b>Applicant:</b>	Dr Jones		
<b>Proposal</b>	Extension to side forming new first and second floor		
<b>Site</b>	40 Dale Park Walk Cookridge Leeds LS16 7PS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted in the north eastern side elevation of the proposal unless otherwise agreed in writing with the Local Planning Authority.

As the insertion of windows could lead to problems of overlooking.

- 4) The existing boundary treatment to the north-eastern side elevation shall be retained and maintained at a minimum height of 1.8 metres for the lifetime of the extension unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the amenity of the application property and of the neighbouring properties.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Adel & Wharfedale

<b>Application Number</b>	09/01029/FU		
<b>Applicant:</b>	P Clemo		
<b>Proposal</b>	Part two storey, part first floor, part single storey side and front extension. and dormer window to rear		
<b>Site</b>	33 Broomfield Adel Leeds LS16 6AE		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) The garage shall be used only for the storage of private motor vehicles and those purposes incidental to the enjoyment of the dwelling house as such.

In the interests of the residential amenity of the occupants of nearby property.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed bedroom window in the side elevation facing no. 35 Broomfield shall be glazed with obscure glass and maintained thereafter as such unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevation facing no 31 Broomfield.

As the insertion of windows could lead to problems of overlooking.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)  
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>09/01032/FU</b>		
<b>Applicant:</b>	R Sedha		
<b>Proposal</b>	Conversion of part of garage into a habitable room, first floor extension to rear and side and balcony to rear		
<b>Site</b>	3 Mulberry Garth Adel Leeds LS16 8LQ		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

### WARD: Adel & Wharfedale

<b>Application Number</b>	<b>09/01052/FU</b>		
<b>Applicant:</b>	Mr Parmar		
<b>Proposal</b>	Alterations and two storey extension to form enlarged shop with 2 bedroom flat over and detached 4 bedroom house with integral garage to garden		
<b>Site</b>	17 - 19 Cookridge Lane Cookridge Leeds LS16 7LQ		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Alwoodley

<b>Application Number</b>	09/00947/FU		
<b>Applicant:</b>	D Aveyard		
<b>Proposal</b>	Conversion of part of garage into habitable rooms and single storey link extension to side		
<b>Site</b>	8 The Lane Alwoodley Leeds LS17 7BS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) The extension/building shall be occupied as an extension to the existing dwelling only, and shall not form a separate dwelling unit.

As the Local Planning Authority does not consider that this is a suitable location for a separate dwelling unit.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Alwoodley

<b>Application Number</b>	09/00948/FU		
<b>Applicant:</b>	D Surtees		
<b>Proposal</b>	First floor side extension		
<b>Site</b>	626 King Lane Moortown Leeds LS17 7AN		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows may be inserted into the first floor side elevation facing No.628 King Lane.

In the interests of amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)  
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Alwoodley

<b>Application Number</b>	09/00988/FU		
<b>Applicant:</b>	M Vasey		
<b>Proposal</b>	Remove second floor extension and replace with new pitched roof, rear dormer window and juliet balcony to first floor		
<b>Site</b>	38 High Ash Drive Alwoodley Leeds LS17 8RA		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the details on the plans hereby approved, the proposed dormer cheeks and fascia shall be erected using hung tiles to match the existing roof.

In the interests of visual amenity.

- 4) No building works shall take place until details and samples of the render materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The walls shall be rendered from the materials thereby approved.

In the interests of visual amenity.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the first and second floor side elevations of the proposed extension.

As the insertion of windows could lead to problems of overlooking.

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within

## **DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Ardsley & Robin Hood

<b>Application Number</b>	08/06141/FU		
<b>Applicant:</b>	C Ross		
<b>Proposal</b>	Change of use of part of factory, lobby extension and new first and second floors, to form factory and three 2 bedroom flats		
<b>Site</b>	79A Bradford Road East Ardsley WF3 2JD		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 3) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 4) Following occupation and throughout the lifetime of the development, three parking spaces shall be retained for use by occupiers of the residential flats.

In the interests of highway safety.

- 5) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 6) No operations shall take place before 07:30 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 18:00 hours on Saturdays unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity of occupants of nearby property.

- 7) There shall be no manufacturing operations at all on Sunday or Bank Holidays or Christmas Day or Good Friday.

In the interests of the residential amenity of occupants of nearby property.

- 8) Before occupation of the residential units, details of the windows shall be submitted to and approved in writing by the Local Planning Authority. The approved windows (and any identical replacement windows) shall be retained throughout the lifetime of the development.

In the interests of providing suitable residential accommodation for occupation.

- 9) A separate system of drainage for foul and surface water shall be provided.

To ensure that a separate system of drainage is provided.

- 10) Prior to commencement of works on site, details of the proposed means of interception, collection, treatment and discharge of surface and ground water shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, work shall be carried out in accordance with the approved plans.

To minimise the risk of polluting or silting up of nearby watercourses.

- 11) Prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 12) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Unitary Development Plan (UDP)

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

GP5: Detailed Planning Considerations: seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

H4: Residential Development (sites not identified for such purposes in the UDP): development of such sites shall be in a sustainable location, within the capacity of infrastructure and complies with all other UDP policies.

T2: Transport Provision for Development: states that development proposals should not create new, or exacerbate existing, highway problems.

T7A: Cycle Parking Guidelines: seeks to ensure secure cycle parking is provided in development proposals as per guidelines in Appendix 9, Volume 2 of the UDP

T24: Parking Provision for New Development: outlines guidance on the level of parking considered appropriate for development proposals.

E1: Retention of Existing Firms and Growth of New Economic Sectors: outlines that encouragement to these where they strengthen and diversify the existing economy without creating significant environmental dis-benefits. Sufficient land will be sought for this and for expansion/relocation needs within the district where necessary.

BD6: Alterations and Extensions: seeks to ensure that alterations and extensions respect the scale, form, detailing and materials of the original building.

Supplementary Planning Guidance 13 - Neighbourhoods for Living (2003)

Planning Policy Statement 1 - Delivering Sustainable Development (2005)

Planning Policy Statement 3 - Housing (2006)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Ardsley & Robin Hood**

<b>Application Number</b>	<b>09/00385/FU</b>		
<b>Applicant:</b>	Leeds City Council		
<b>Proposal</b>	New toddler and senior play area with associated equipment, 1.2m high fence and railings to recreation ground		
<b>Site</b>	Smithy Lane Recreation Ground Smithy Lane West Ardsley Wakefield		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Ardsley & Robin Hood

<b>Application Number</b>	09/00928/FU		
<b>Applicant:</b>	A Hatfield		
<b>Proposal</b>	Two storey side and rear extension and single storey front extension		
<b>Site</b>	7 St Davids Close Robin Hood WF3 3TQ		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Ardsley & Robin Hood**

<b>Application Number</b>	<b>09/00983/FU</b>		
<b>Applicant:</b>	Punch Taverns PLC		
<b>Proposal</b>	Block of 4 three bedroom terrace houses and reconfiguration of public house car park		
<b>Site</b>	Railway Hotel Moor Knoll Lane East Ardsley WF3 2AY		
<b>Decision:</b>	Refused	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development is contrary to the adopted UDP, the adopted RSS which seek a sequential approach to site selection and the reuse of previously developed land in preference to the release of Greenfield sites. The adopted UDP provides for a housing strategy that will enable the provision of required regional housing figures, including those contained in the adopted RSS, to be met through the allocation of specific sites and phased development of such sites. The Council considers that there is no need at this time to release Greenfield sites such as the application site. The proposal is therefore contrary to guidance contained in PPS3 and Policies H1, H2, H3, H4, YH4, YH5, YH7, LCR1 and LCR2 of the adopted RSS and Policies SP3, GP11, H1 and H3 and of the adopted UDP.
  
- 2) It is considered that the incremental release of Greenfield sites such as the application site at this time would undermine the Yorkshire and Humber Assembly and the Councils wider policy for regenerating the inner urban areas of Leeds such as EASEL and the Aire Valley. These strategies are directly supported by the Core Approach of the adopted RSS. The proposal is therefore considered contrary to the aims of Policies LCR1 and LCR2 and YH7 of the adopted RSS.
  
- 3) The proposal does not adequately accommodate requirements for car parking in terms of layout and number for either the existing public house or the proposed development. As such the proposal is likely to result in an increased demand for parking on the highway and would be detrimental to the free and safe operation of the highway contrary to Policies GP5, T2 and T24 of the UDP Review 2006.
  
- 4) It is considered that the development would appear out of character with the area and would be detrimental to visual amenity in the streetscene due to the siting of the dwellings and the parking provision which would dominate the frontage of the development. The proposal is therefore contrary to principles contained within SPG13 - Neighbourhoods for living, Policies GP5, N12 and N13 of the adopted Unitary Development Plan Review 2006.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Armley

<b>Application Number</b>	09/00875/FU		
<b>Applicant:</b>	P Croft		
<b>Proposal</b>	Change of use and alterations of ground floor shop and basement to 1 two bedroom flat		
<b>Site</b>	189 Town Street Armley Leeds LS12 3RA		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of a covered, lockable cycle store shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, BD6, T2 and T24

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Armley**

<b>Application Number</b>	<b>09/00906/ADV</b>		
<b>Applicant:</b>	Clear Channel Outdoor		
<b>Proposal</b>	2 internally illuminated single sided bus shelter signs		
<b>Site</b>	Opposite 453 Stanningley Road Stanningley Pudsey Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers that the proposed bus shelter signs by reason of their siting and illumination facing towards the residential side of Stanningley Road would detract from the visual amenity and character of the street scene and be detrimental to the residential amenity of occupants of 453 Stanningley Road and residential properties on Clarence Street and is contrary to policies GP5, BD8 and BD9 of the adopted UDP Review.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Beeston & Holbeck

<b>Application Number</b>	09/00525/FU		
<b>Applicant:</b>	G Rubani		
<b>Proposal</b>	Amendment to previously approved application 21/307/05/FU (Part two storey part single storey side & rear extensions with detached double garage to rear) for addition of first floor rear extension		
<b>Site</b>	1 Heath Grove Holbeck Leeds LS11 8UJ		
<b>Decision:</b>	Refused	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers that the proposed alteration to the previously approved scheme represents an incongruous form of development that harms the visual amenity of the surrounding streetscene, particularly given the prominent location of the host property. The proposed roof form would lead to an end development which is in contrast to the original property in terms of design and style and as such would be harmful to the character of the host property. As such the proposal is contrary to the aims which Leeds Unitary Development Plan (Review) 2006 Policies GP5 and BD6 seek to protect.
  
- 2) The Local Planning Authority considers that the proposed alteration to the previously approved scheme is unacceptable by virtue of the size, scale, and positioning of the end development which would result in an unsympathetic addition which fails to achieve any degree of subservience in such a prominent location, which would in turn lead to a significant overdominating impact being created over the host property to the detriment of the visual amenity of the wider streetscene. As such the proposal is contrary to the aims which Leeds Unitary Development Plan (Review) 2006 Policies GP5 and BD6 seek to protect.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Beeston & Holbeck

<b>Application Number</b>	<b>09/00652/FU</b>		
<b>Applicant:</b>	P Bennett		
<b>Proposal</b>	Change of use of part of vehicle workshop to A1 retail shop		
<b>Site</b>	Workshop And Forecourt Millshaw Park Centre Elland Road Churwell		
<b>Decision:</b>	Refused	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers that the premises are unsuitable for shopping use due to their location in an out-of-centre location. It has not been demonstrated that there are no sequentially preferable town centre locations for the development, and the proposal would impact upon the viability and vitality of existing centres by diverting investment and expenditure to less sustainable locations, and in doing so increase the demand for travel by private car. It is therefore contrary to Policy S9 of the Unitary Development Plan Review 2006, Policy E2 of the Yorkshire and Humber RSS and to Government Guidance contained in PPS6
  
- 2) The Local Planning Authority considers that the proposal does not incorporate safe and sufficient provision for car parking and access for existing and proposed uses and would therefore be harmful to the free and safe flow of traffic on the surrounding highway network, contrary to policies GP5, T2 and T24 of the Unitary Development Plan Review 2006

### WARD: Beeston & Holbeck

<b>Application Number</b>	<b>09/00973/FU</b>		
<b>Applicant:</b>	Mrs F Chan		
<b>Proposal</b>	Change of use from a cafe/ take away (class A3) to hot food take away (class A5)		
<b>Site</b>	259 Elland Road Holbeck Leeds LS11 8TU		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 2) No development shall take place until details of a sound insulation scheme designed to protect the amenities of the residential premises directly above from noise emitted from the application premises has been submitted and approved in writing by The Local Planning Authority. The use hereby approved shall not commence until works have been completed, and such noise insulation scheme as may be approved shall be retained thereafter.

In the interests of amenity.

- 3) No development shall take place until details of the extract ventilation system, including details of a filter to remove odour, and the methods of treatment of the emissions, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained.

In the interests of amenity and visual amenity.

- 4) No mechanical ventilation or air conditioning system shall be installed or operated until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity.

- 5) The extraction system; fans, ducts, air conditioning units etc as in condition 3 & 4 shall not be used unless a scheme to control noise emitted from the aforementioned machinery; to a level which has been approved in writing by the Local Planning Authority has been submitted. Once approved, such measures shall be installed prior to the first use of the machinery; and shall be retained at all times that the machinery; is used thereafter.

In the interests of amenity.

- 6) The hours of delivery to and from the premises shall be restricted to 07:30; hours to 18:30; hours Monday to Saturday with no deliveries on Sundays and Bank Holidays.

In the interests of amenity.

- 7) Prior to the commencement of development a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of amenity and to promote recycling.

- 8) The opening hours of the premises shall be restricted to 07:30; hours to 23:30; hours Monday to Saturday and 07:30; hours to 23:00; hours on Sundays.

In the interests of the amenity of nearby residents.

- 9) The use shall not be brought into operation until a grease trap has been provided on the drainage outlet(s) from the food preparation area(s). The grease trap shall be retained at all times thereafter.

To ensure the removal of grease from waste effluent in the interests of general amenity.

- 10) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (UDP)  
Policy SF15 (UDP)  
Policy T2 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Beeston & Holbeck

<b>Application Number</b>	09/01045/FU		
<b>Applicant:</b>	U Patel		
<b>Proposal</b>	Change of use of part ground floor and single storey side and rear extension of shop and 5 bedroom dwelling house to form additional shop unit and 2 one bedroom flats over with separate entrance and 2m high fencing		
<b>Site</b>	346 Dewsbury Road Hunslet Leeds LS11 7BD		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials approved.

In the interests of visual amenity.

- 3) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 4) Notwithstanding the details shown on the plans hereby approved, prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details.

To ensure that adequate provision for bin storage is made and is in the interests of visual and residential amenity.

- 5) Notwithstanding the details of the approved plans, the parking spaces as shown on the approved plans are to remain unallocated so that they may be used by either residents or shop keepers.

In the interest of highways safety.

- 6) Prior to the commencement of development, details of a sound insulation scheme designed to protect the amenity of the occupants of the flats hereby approved and adjoining residential properties shall be submitted to and approved in writing by the Local Planning Authority. Any such details as agreed shall be fully implemented prior to first occupation of the flats and shall be retained as such thereafter.

In the interests of residential amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 7) No plant and/or machinery shall be used on the premises, unless it is enclosed in sound-insulating material in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

In the interests of amenity.

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy S9 (UDP)

Policy GP5 (UDP)

Policy BD6 (UDP)

Policy H18 (UDP)

Policy T2 (UDP)

Policy T24 (UDP)

Planning Policy Statement 1

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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**WARD: Bramley & Stanningley**

<b>Application Number</b>	09/01474/FU		
<b>Applicant:</b>	Mr Ben Dainton		
<b>Proposal</b>	Dormer window to front		
<b>Site</b>	30 Airedale Gardens Rodley Leeds LS13 1DN		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Burmantofts & Richmond Hill

<b>Application Number</b>	21/9/03/OT		
<b>Applicant:</b>	LEEDS DEVELOPMENT AGENCY		
<b>Proposal</b>	Outline application to erect office, industrial and warehouse development		
<b>Site</b>	Pontefract Lane And Newmarket Lane Leeds LS9		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Local Authority App Reg 5(2)	<b>Decision Type</b>	

- 1) Approval of the following details (hereinafter referred to as the reserved matters) shall be obtained from the Local Planning Authority, in writing before the development is commenced.
- Detailed siting of the building(s).
  - Design.
  - External Appearance.
  - The landscaping of the site.
- Plans and particulars of the reserved matters shall be submitted utilising a planning application form and shall be carried out as approved.

Because the application is in outline only and as no details have been submitted of the reserved matters, they are reserved for subsequent approval by the Local Planning Authority.

- 2) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be agreed whichever is the later.

Imposed pursuant to the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3) The development hereby approved shall not exceed the total amounts of gross floor area / scale of development set out below:

31,500 sq m of Class B1/ B2 / B8 employment use of which no more than 25,200 sqm shall be Class B1(a) office use plus  
Car parking serving the B1 / B2 / B8 development not to exceed 852 spaces

(The Use Classes are those set out in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

To ensure that the level of development can be accommodated ensuring the safe operation of the highway network

- 4) The Class B1 / B2 / B8 development hereby approved shall be carried out in a minimum of three phases, the amount in each phase not to exceed the following areas:

Phase 1: not to exceed 60% of the gross floor area approved under Condition 3

Phase 2: not to exceed 80% of the total gross floor area approved under Condition 3 on a cumulative basis taking into account the gross floor area approved for Phase 1.

Phase 3: the remainder of the total gross floor area approved under Condition 3

Notwithstanding the forgoing, sub-phases of the development may be carried out subject to the limits specified for each phase both individually and cumulatively not being exceeded.

To ensure that the level of development can be accommodated within the safe operation of the highway network.

- 5) a) No development shall commence on any part of Phase 2 of the site (as defined by Condition 4 above) unless the sum of the following calculation is less than or equal to 324 vehicle trips for the mixed B1 / B2 / B8 use class development;

i The preceding 3 month average of the recorded weekday morning peak period arrivals between 08.00 and 09.00 (as measured and provided to the local planning authority in accordance with Conditions 6 and 7), plus

ii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area (GFA) which already has reserved matters approval but is not yet occupied using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus 0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8, plus

iii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which is being applied for as part of Phase 2 using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus 0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8.

b) No development shall commence on any part of Phase 3 of the site (as defined by Condition 4 above) unless the sum of the following calculation is less than or equal to 405 vehicle trips for the mixed B1 / B2 / B8 use class development;

i. The preceding 3 month average of the recorded weekday morning peak period arrivals between 08.00 and 09.00 (as measured and provided to the local planning authority in accordance with Conditions 6 and 7), plus

ii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which already has reserved matters approval but is not yet

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

occupied using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus 0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8, plus

iii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which is being applied for as part of Phase 3 using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus 0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8.

Where

B1 is the gross floor area in square metres of any Class B1 development

B2 is the gross floor area in square metres of any Class B2 development

B8 is the gross floor area in square metres of any Class B8 development

In the interests of safety and the free flow of traffic on the M1 motorway to ensure that the motorway network or its junctions are not overloaded in peak periods.

HA5

- 6) Prior to commencement of the development a system for automatic vehicle detection of the arrival and departure of vehicular trips to and from the development hereby approved shall be submitted to and approved in writing by the local planning authority. The system so approved shall be installed and commissioned to the written satisfaction of the local planning authority. It will then be maintained on a basis to be agreed in writing with the local planning authority and operated to the satisfaction of the local planning authority on that basis.

To enable monitoring of traffic movements to and from the development to accord with condition 4 and 5.

- 7) The information obtained from the approved system of automatic vehicle detection detailed in condition 6 above shall be submitted to the local planning authority in such form and at such time intervals as agreed in writing with the local planning authority when the system is approved.

To enable the local planning authority and Highways Agency to monitor the traffic impact of the development on the local highway and trunk road networks.

- 8) No part of the development hereby approved shall be occupied and brought into use until the proposed East Leeds Link Road connecting M1 Junction 45 with Leeds Inner Relief Road Stages 6 / 7 at Cross Green, Leeds is open to use by public traffic.

To ensure a satisfactory means of access to the development.

- 9) The car parking spaces to be provided for employees and visitors to the development hereby approved shall be confined to those areas within the development specifically designated for such purpose and shall not exceed:

Phase 1 as defined in condition 4 511 spaces

Phase 2 as defined in condition 4 682 spaces inclusive of the provision of parking spaces in Phase 1

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Phase 3 as defined in condition 4 852 spaces inclusive of the provision of parking spaces in Phase 1 and Phase 2

To ensure a satisfactory form of development and to ensure that the number of morning peak arrivals does not exceed the level necessary to ensure the safe operation of the highway network..

- 10) A car parking area management scheme shall be submitted to and approved in writing by the local planning authority before the occupation of any of the development hereby approved. Such scheme shall include for the layout, control and management of the designated parking areas together with measures for controlling the parking of vehicles on any other parts of the site (other than any publicly adopted highway), which are not shown for vehicular parking in the approved plans. The development shall thereafter be operated in accordance with the approved scheme.

To ensure a satisfactory form of development and to ensure that the number of morning peak arrivals does not exceed the level necessary to ensure the safe operation of the highway network.

- 11) Prior to the commencement of occupation of any phase of the development hereby approved details for the implementation, monitoring and review of a Sustainable Travel Plan for the employees and visitors to the development shall be submitted to and agreed with the Local Planning Authority. Such details shall include proposals for the appointment of a Travel Co-ordinator, provision of information on sustainable travel, targets for mode share, availability of public transport services, provision for cycling and walking to and from the development site, timescales for implementation, monitoring, reporting on and review of the Plan.

In the interests of sustainable development

- 12) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 13) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 14) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 15) No development shall take place until a plan showing details of the access to the site including any alterations to the local highway network has been submitted to and approved in writing by the Local Planning Authority, and those works shall be carried out in accordance with the approved details prior to first occupation of the development

In the interests of the free and safe use of the highway

- 16) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) car parking layouts, (c) other vehicle and pedestrian access and circulation areas, (d) hard surfacing areas, (e) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (f) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (g) planting plans, (h) written specifications (including cultivation and other operations associated with plant and grass establishment), (i) schedules of plants noting species, planting sizes and proposed numbers/densities.

To ensure the provision of amenity afforded by appropriate landscape design.

- 17) Hard and soft landscaping works shall be fully carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 18) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to a variation.

To ensure the maintenance of a healthy landscape scheme.

- 19) Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstanding shall be

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

To prevent pollution of the water environment.

- 20) Any above ground oil or liquid chemical storage tanks shall be located at least 10 metres from any watercourse and within a bund having a capacity of not less than 110% of the capacity of the largest tank, or if tanks are connected by pipework to allow equalisation of the level of the contents, then the bund capacity should be 110% of the largest combined volume. The floor and walls of the bund shall be constructed of brick, concrete or steel to be impervious to oil and water and resistant to any stored chemicals. Inlet, outlet, vent pipes and gauges must be within the bunded area, and any tap or valve shall be so arranged as to discharge vertically downwards and shall be kept locked shut when not in use. The disposal of contaminated surface water from within the bund shall be in a manner previously agreed with the Local Planning Authority. There shall be no uncontrolled discharge from the bunded area.

To prevent pollution.

- 21) There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

To prevent pollution of the water environment.

- 22) A separate system of drainage for foul and surface water shall be provided.

To ensure that a separate system of drainage is provided.

- 23) Prior to commencement of development full details of the proposed methods of disposal of both water and foul waste from the site shall be submitted to and approved in writing by the Local Planning Authority.

In order to ensure adequate methods of disposal of surface water, ground water and foul waste in the interests of general amenity.

- 24) Unless otherwise agreed in writing by the Local Planning Authority there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no building shall be occupied or brought into use prior to completion of the approved foul drainage works.

To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

- 25) No development shall take place until details of the treatment of emissions to atmosphere, resulting from any processes, plant or activity, including the method of treatment and height, position and manner of discharges, are submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

completed. Such works shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity.

- 26) No machinery, water tanks, boilers, or other plant and ancillary equipment within the development shall be installed, until details of its position and manner of installation has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the installation has taken place. The installations thus approved shall be retained at all times thereafter.

In the interests of amenity.

- 27) No development shall take place until details of the extract ventilation system, including details of a filter to remove odour, and the methods of treatment of the emissions, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained.

In the interests of amenity and visual amenity.

- 28) No plant and/or machinery shall be used on the premises, unless it is enclosed in sound-insulating material in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

In the interests of amenity.

- 29) No mechanical ventilation or air conditioning system shall be installed or operated until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity.

- 30) No development shall take place until a site investigation and assessment has been carried out to determine if the site contains contaminants, and the findings, together with a scheme for any necessary remedial measures, has been submitted to and approved in writing by the Local Planning Authority. Such investigations shall identify the nature and level of any contaminants present. The scheme for remedial measures shall include details for the treatment and/or removal of the contamination. The approved remedial measures shall be implemented as the development proceeds, and shall be completed before any part of the development is brought into use.

To ensure that the site is safe for development.

- 31) No development shall take place until a scheme detailing the method of storage and disposal of litter and waste materials has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

facilities to be provided including, where appropriate, lockable containers. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the scheme.

In the interests of amenity.

- 32) Development shall not commence until a remediation statement has been submitted to and approved in writing by the local planning authority. If it is concluded in the remediation statement that remedial works are necessary, then the remediation statement shall demonstrate how the works will render the site 'suitable for use' and shall describe the works in relation to the development hereby permitted. It shall include full details of any works to be undertaken, proposed site clean-up criteria, site management procedures, contingencies and how the works will be validated.

To enable the local planning authority to determine whether the proposed remediation works will make the site 'suitable for use' and to ensure that contamination will not present any significant environmental risks.

- 33) Any works required by an approved remediation statement, including any additional intrusive investigation works or monitoring activities, shall not commence unless the local planning authority has received three working days' prior written notification of the date of commencement of such works.

To enable the local planning authority to monitor remediation works.

- 34) Prior to the commencement of any part of the development other than those works required by this condition, any site remediation works to deal with contamination shall be fully carried out in accordance with the approved remediation statement (or any subsequent revision to it required by condition. below).

To ensure that the site is suitable for the development hereby permitted and that any contamination present at the site will not present a significant environmental risk.

- 35) In the event that remediation is unable to proceed in accordance with an approved remediation statement by, for example, reason of increased quantities of material to be moved or treated or contamination being more extensive than expected or other unforeseen circumstances, the local planning authority shall be notified in writing immediately. A revised remediation statement shall forthwith be submitted for the approval in writing of the local planning authority. Works shall thereafter be carried out in accordance with the approved revised remediation statement.

To enable the local planning authority to determine whether the proposed remediation works will make the site 'suitable for use' and to ensure that contamination will not present any significant environmental risks.

- 36) In the event that unexpected significant contamination is encountered during any development works including works required by an approved remediation

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

statement, works in the affected part of the site must cease and the local planning authority shall be notified in writing immediately. The local planning authority may at this stage request that a remediation statement, outlining plans for further investigation and the proposed method of dealing with the contamination, be submitted for written approval prior to development works continuing in the affected part of the site.

To enable the local planning authority to ensure that contamination (expected or otherwise) at the site will not present any significant environmental risks and that the site will be made 'suitable for use'.

- 37) Within 3 months of the completion of the remediation works detailed in the approved remediation statement or prior to the start of the development hereby permitted, whichever is the earlier, a validation report shall be submitted to and approved in writing by the local planning authority. This report shall: -

- (i) Describe the remediation works carried out and any significant variations from the works set down in the approved remediation statement;
- (ii) Include and discuss substantiating data (analytical or otherwise), and
- (iii) Confirm that the remediation objectives set down in the remediation statement have been achieved.

To enable the local planning authority to determine whether the site has been made 'suitable for use' and that contamination has been dealt with so as not to present any significant environmental risks.

- 38) Development shall not commence until an intrusive investigation has been undertaken to assess and characterise potential land contamination at the site and appropriate reports have been submitted to and approved in writing by the Local Planning Authority. The site investigation report shall explain the methodology employed, an interpretative discussion of the results and findings, a conceptual site model, a risk assessment and recommendations for further investigation/remediation.

To ensure that the presence of land contamination at the site has been determined and that the environmental risks it presents have been assessed.

- 39) Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 5 (five) metres of the line of the sewer, which crosses the site.

In order to allow sufficient access for maintenance and repair work at all times.

- 40) The existing cycle track which crosses the site shall be retained or details of its replacement shall be submitted to and approved in writing by the Local Planning Authority before development commences and shall be in operation before the development is occupied and thereafter retained.

In the interests of amenity

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 41) Before development commences, a survey into the potential effects of any building on the television coverage in the immediate area shall be undertaken and the results submitted to the Local Planning Authority. Any remediation measures which in the opinion of the Local Planning Authority are necessary shall be implemented before the building is constructed and thereafter retained

In the interests of residential amenity

- 42) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Unitary Development Plan Policies: E3: C(2), E7, GP5, T2, T20, BD5, N24, R1  
RSS Policy: E2

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Burmantofts & Richmond Hill

<b>Application Number</b>	<b>08/06238/FU</b>		
<b>Applicant:</b>	Bridgefield (Leeds) Ltd		
<b>Proposal</b>	4 retail units and associated external works to site of former public house		
<b>Site</b>	Former Bridgefield Hotel Cross Green Lane Cross Green Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) Notwithstanding the submitted details, no development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 4) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 5) If the first use of the proposed development is as food retail that has a cumulative gross floorspace in excess of 250sqm, occupation of the food retail unit shall not commence until the developer has provided details of arrangements for the provision of public transport improvements. Such improvements shall be agreed in writing by the Local Planning Authority, as required by Unitary Development Plan (Review) Policies T2, T2D and guidance contained in the Supplementary Planning Document 'Public Transport Improvements and Developer Contributions' (August 2008). The improvements shall be secured and delivered in accordance with the approved arrangements.

To ensure that new transport infrastructure is provided to meet the needs of the development and to ensure that the development does not create new transport and/or highway problems or exacerbate existing ones in accordance with transport policy as set out in the Leeds Unitary Development Plan Review.

- 6) The development shall not be occupied until the facilities for cycle and bin storage, as detailed within Proposed Site Layout Drwg No.1886/101/Rev C, are made available for use. Those facilities shall thereafter be retained at all times and only be used for the identified use.

In the interests of amenity.

- 7) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) means of enclosure, (c) car parking layouts, (d) other vehicle and pedestrian access and circulation areas, (e) hard surfacing areas, (f) minor artefacts and

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

structures (eg, furniture, lighting etc.), (g) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (h) planting plans, (i) written specifications (including cultivation and other operations associated with plant and grass establishment), (j) schedules of plants noting species, planting sizes and proposed numbers/densities, (k) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

- 8) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 9) The opening hours of the proposed retail units shall be restricted to 08.00 hours to 20.00 hours Monday to Saturday and 10.00 hours to 16.00 hours on Sundays unless otherwise first agreed in writing by the Local Planning Authority.

In the interests of the amenity of nearby residents.

- 10) The hours of delivery to and from the premises shall be restricted to 07.30 hours to 18.00 hours Monday to Saturday with no deliveries on Sundays and Bank or Public Holidays.

In the interests of amenity.

- 11) No development shall take place until details of the proposed building foundation details have been submitted to and approved by the Local Planning Authority.

To protect the sewerage infrastructure.

- 12) Prior to the commencement of development details of works for dealing with surface water discharges from the proposed development shall be submitted to and approved by the Local Planning Authority. No piped discharges of surface water from the development shall take place until the approved surface water drainage works have been completed.

To ensure compliance with the Council's sustainable development design guide.

- 13) A feasibility study into the use of infiltration drainage methods shall be submitted to and approved in writing by the Local Planning Authority. The analysis shall contain the results of soakaway test and an appraisal of the various infiltration drainage methods of surface water disposal proposed for the site. (Please note, soakaway

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

design must be consistent with general development control standards for flood risk which requires that there should be no flooding of the site for the 1 in 30 yr storm event regardless of the method proposed for drainage of the site. The BRE 365 Design standard 1 in 10 yr is therefore not acceptable). Where infiltration drainage is proven not to be practicable due to ground conditions then other approved means of flow attenuation must be utilised.

To ensure compliance with the Council's sustainable drainage policy.

- 14) Development shall not begin until on-site storage works provided for additional run-off from storm events up to the 1 in 100 yr + climate change have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

To ensure compliance with the Council's sustainable drainage policy.

- 15) Surface water from the development will be subject to balancing of flows to achieve a minimum 30% reduction of the existing peak flow rates from the site up to the 1 in 100 year storm with climate changes. Details and calculations in support of this shall be submitted and approved by the Council before commencement of works on site.

To ensure compliance with the council's Minimum Development Control Standards for Flood Risk.

- 16) Porous surfacing should be used where practicable for all hard standing areas (car parks etc.) to enable infiltration (Petrol interceptors would not be required if porous surfacing is used for the drainage of hard standing areas).

To ensure compliance with the Council's sustainable development design guide.

- 17) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, N12, N13, S9, T2, T24, A4 a  
Supplementary Planning Document - Public transport improvements and developer contributions (2007)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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**WARD: Burmantofts & Richmond Hill**

<b>Application Number</b>	<b>08/06599/FU</b>		
<b>Applicant:</b>	LSS Waste Management Ltd		
<b>Proposal</b>	Open storage of recycled materials		
<b>Site</b>	Knowsthorpe Lane Cross Green Leeds LS9		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be carried out in accordance with the approved plans ref LSS/05/01, LSS/05/02, LSS/05/03 date stamped 1 December 2008, Supporting Statement and Design and Access Statement and in accordance with the following conditions which shall in all cases take precedence.

For the avoidance of doubt and to ensure that the development is carried out fully in accordance with the approved plans.

- 2) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3) Within 2 months of the date of this permission a dust action plan shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include details of measures to be taken to minimise the creation of dust, provision for monitoring of dust by site operatives and the remedial action to be taken if dust is created. The scheme shall provide for the suspension of operations if visible dust is seen crossing the site boundary.

In the interest of amenity of occupants of nearby property.

- 4) No fixed plant or conveyor systems shall be installed at the site until their details (including height, positioning, materials etc) have been submitted to the Local Planning Authority for written approval.

In the interests of local amenity.

- 5) There shall be no operations as the site other than between the hours of 0700 and 1900 Monday to Friday and between 0700 and 1400 on Saturday.

In the interests of amenity.

- 6) There shall be no operations at all on Sunday or Bank Holidays or Christmas Day or Good Friday.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of the residential amenity of occupants of nearby property.

- 7) No lighting fitment shall be installed on the site in such a way that the source of light is directly visible from nearby residential properties or is a hazard to users of adjoining or nearby highways.

In the interest of residential amenity and to safeguard the free and safe flow of vehicular traffic.

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

N47 (Waste Management Facilities)  
 WM1 (Sustainable Waste Management Facilities)  
 WM2 (Waste Hierarchy)  
 WM3 (Reduce and Re-use of Waste)  
 WM4 (Recovery of Waste)  
 WM5 (Permanent Uses)  
 WM6 (Proximity of Other Waste & Mineral Extraction Operations)  
 WM8 (Potential Issues and Impacts)  
 WM9 (Site Entrances)  
 WM10 (Recycling and the Transferring of Waste)  
 WM11 (Storage in Open Areas)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Burmantofts & Richmond Hill

<b>Application Number</b>	09/00726/FU		
<b>Applicant:</b>	R Willis		
<b>Proposal</b>	Change of use of shop and dwelling to 3 one bedroom flats		
<b>Site</b>	14-18 Fewston Avenue Cross Green Leeds LS9 0BE		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling materials shall match those existing.

In the interests of visual amenity.

- 3) No part of the development shall be occupied until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 4) In conjunction with Condition 4, a permanent boundary treatment of at least 1.8m in height shall be erected on the boundary with No.1 St. Hilda's Crescent for the entire width of the single storey extension. The boundary treatment shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity.

- 5) Notwithstanding the approved submitted details, no part of the development shall be occupied until full details of a secure, lockable cycle store have been submitted to and approved by the Local Planning Authority. The approved cycle store shall be made available for use and retained thereafter, unless otherwise agreed by the Local Planning Authority.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 6) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained and surfaced, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 7) Notwithstanding the approved submitted drawings, details of a sound attenuation scheme to deal with sound transmission between the flats and the neighbouring property at No.1 St. Hilda's Crescent shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development.

In the interests of residential amenity.

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- 8) Notwithstanding the approved submitted details, the basement level shall be used only for ancillary storage in connection with the ground-floor flat and shall not be used to create habitable rooms, unless otherwise agreed by the Local Planning Authority.

In the interests of amenity.

- 9) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (RUDP)

Policy T2 (RUDP)

Policy T24 (RUDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Burmantofts & Richmond Hill

<b>Application Number</b>	<b>09/01018/ADV</b>		
<b>Applicant:</b>	WGN Chartered Accountants		
<b>Proposal</b>	2 internally illuminated and 1 non illuminated wall sign to offices		
<b>Site</b>	Convent House St Marys Street New York Road Leeds LS9 7DW		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) Illumination of sign B and C shall only be to the lettering only with no part of the background illuminated.

In the interests of visual amenity.

- 2) In the event of the removal of all or part of the sign(s) hereby granted express consent, that/those part(s) of the building to which they are fixed shall be immediately made good in material(s) to match exactly those existing in colour, texture, profile, dimension, scale, bonding and/or coursing, and colour and type of mortar joint.

To ensure any necessary repairs to the building are undertaken.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 3) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)

Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Calverley & Farsley

<b>Application Number</b>	09/00930/FU		
<b>Applicant:</b>	Leeds City Council		
<b>Proposal</b>	Single storey rear and side extension		
<b>Site</b>	3 Brookfield Gardens Rodley Leeds LS13 1NN		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The building hereby permitted shall be removed and the land restored to its former condition on or before 6th May 2014, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity of occupants of nearby properties.

- 2) The external walling materials shall be a render finish to match that of the existing.

In the interests of visual amenity.

- 3) The external roofing materials shall be of a colour to match those existing.

In the interests of visual amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the southern or northern side elevations of the proposed building/extension.

As the insertion of windows could lead to problems of overlooking.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Calverley & Farsley

<b>Application Number</b>	09/00964/FU		
<b>Applicant:</b>	Mr S Wade		
<b>Proposal</b>	2 storey side extension		
<b>Site</b>	12 Newlands Farsley Pudsey LS28 5BB		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the west side elevation of the side extension.

In the interests of residential amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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### WARD: Chapel Allerton

<b>Application Number</b>	08/06942/LA		
<b>Applicant:</b>	Leeds City Council		
<b>Proposal</b>	Installation of 2.45m high alley gates, matching 2.1m high fencing to rear and swing gate to front of car park and garage space		
<b>Site</b>	11 - 15 Mexborough Place Chapeltown Leeds LS7 3EB		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Local Authority Application Reg 4(1)	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details of the colouration of the railed gating, swing gates and fences are submitted and approved in writing by the Local Planning Authority. Thereafter the approved works shall be finished in the approved colouration and thereafter maintained.

In the interests of visual amenity.

- 3) The proposed gates must not open onto the public highway.

In the interests of highway safety.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review First Deposit Draft 2003 (UDPR).

UDP GP5 and T2

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Chapel Allerton

<b>Application Number</b>	<b>08/06943/LA</b>		
<b>Applicant:</b>	Leeds City Council		
<b>Proposal</b>	Installation of 2.4m high alleygates and matching fencing/railings		
<b>Site</b>	Mexborough Place Chapeltown Leeds LS7		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Local Authority Application Reg 4(1)	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details of the colouration of the railed gating and fences is submitted and approved in writing by the Local Planning Authority. Thereafter the approved works shall be finished in the approved colouration and thereafter maintained.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review First Deposit Draft 2003 (UDPR).

UDP GP5 and T2

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Chapel Allerton**

<b>Application Number</b>	<b>09/00461/FU</b>		
<b>Applicant:</b>	K K Bajwa		
<b>Proposal</b>	Part two storey part single storey side and rear extension		
<b>Site</b>	6 Woodliffe Crescent Chapel Allerton Leeds LS7 3RE		
<b>Decision:</b>	Refused	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers that the proposed part two storey part single storey side extension by reason of its design, size, and siting would result in an incongruous and unduly dominant feature that would cause significant harm to the host dwelling and wider streetscene. As such is contrary to Policies GP5 and BD6 of the Leeds Unitary Development Plan (Review 2006) as well as guidance contained in Planning Policy Statement 1 - Delivering Sustainable Development.
  
- 2) The Local Planning Authority further considers that the proposed part two storey part single storey side extension by reason of its location and size would cause significant harm to the neighbour at 8 Woodliffe Crescent through overshadowing and over dominance. As such is contrary to Policies GP5 and BD6 of the Leeds Unitary Development Plan (Review 2006) as well as guidance contained in Planning Policy Statement 1 - Delivering Sustainable Development.

**WARD: Chapel Allerton**

<b>Application Number</b>	<b>09/00696/FU</b>		
<b>Applicant:</b>	M Habibi		
<b>Proposal</b>	Use of vacant land to hand car wash and valeting facility including new canopy, two new temporary buildings and 2 new steel lock up units		
<b>Site</b>	133 - 135 Chapeltown Road Chapeltown Leeds LS7 3DU		
<b>Decision:</b>	Refused	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The site lies within the Chapeltown Road Conservation Area and if permitted, would result in a development that neither respects the character of the Conservation Area nor preserves it. Notwithstanding that the site is vacant at present, the temporary nature of the portable buildings for use as offices, waiting areas and store and the canopy will be detrimental to the street scene generally and to the character of the Conservation Area specifically. As such the proposal is contrary to policies SG2, GP5, SA1, N13, N19 and BC7 of the Leeds UDPR.
  
- 2) No details of any proposed sustainable forms of drainage and or water re-cycling are proposed and the development is therefore contrary to policy N39a of the Leeds UDPR.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Chapel Allerton**

<b>Application Number</b>	09/00911/FU		
<b>Applicant:</b>	Mrs T Metcalfe		
<b>Proposal</b>	2 detached stable blocks		
<b>Site</b>	Model Farm Farm Hill South Miles Hill Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) The proposed stable blocks shall only be used by the occupier of the site for those purposes ancillary to the existing use, and the proposed developments shall not be subdivided and rented.

In the interests of highway safety.

- 4) Within one month of the occupation of the proposed buildings hereby approved, the existing portacabin and the shelter on the application site, shall be removed and the land shall be hard surfaced unless otherwise agreed in writing by the Local Planning Authority.

To preserve and enhance the open character of the Urban Green Corridor.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

UDPR Policies N1, N8, N9, N13, BD5, GP5.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Chapel Allerton

<b>Application Number</b>	09/01009/ADV		
<b>Applicant:</b>	J C Decaux UK Ltd - K Chitty		
<b>Proposal</b>	2 internally illuminated free standing hoarding signs		
<b>Site</b>	Sackville Street Sheepscar Leeds LS7 2BS		
<b>Decision:</b>	Refused	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The proposed signs will be within the stop lines area of a major signalised traffic junction. In addition the proposed signs will be positioned behind the existing signal heads on the approach to the junction for approaching traffic. Furthermore - red light signal cameras - have been installed to combat red light violations at this junction. As such the signs will be detrimental to highway safety and would be contrary to the guidance contained within PPG Note 13 (highway considerations in development control) and UDP policy T2.
- 2) The proposed two internally illuminated free standing hoarding signs would be obtrusive in the street scene by reason of their illumination, size and siting. In addition, the Royal Mail depot is not an unsightly development site which might benefit from screening. As such the hoardings would be contrary to UDP Policy BD12.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Chapel Allerton**

<b>Application Number</b>	<b>09/01055/LA</b>		
<b>Applicant:</b>	Leeds City Council		
<b>Proposal</b>	2 infill extensions including new roof to front		
<b>Site</b>	Scott Hall EYC Potternewton View Potternewton Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Local Authority Application Reg 4(1)	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In this condition 'retained tree/hedge/bush' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars. This condition shall have effect until the expiration of five years from the date the development is occupied/brought into use.

a) No retained tree/hedge/bush shall be removed, uprooted or destroyed nor shall any retained tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars without the written approval of the Local Planning Authority. Any pruning, topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Works) and in accordance with the actions recommended in any tree survey approved by this permission or agreed in writing by the Local Planning Authority.

b) If any retained tree/hedge/bush is removed without the prior written consent of the Local Planning Authority, uprooted or destroyed or dies the Local Planning Authority shall be notified. Another tree/hedge/bush shall be planted at the same place and that tree/hedge/bush shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

- 4) a) All existing trees, shrubs and other natural features shown on the approved plans to be retained shall be fully safeguarded during the course of the site works and building operations in accordance with the guidance of British Standard 5837

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

(Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.

b) No development shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees, shrubs or features to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with either:-

i) 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,

ii) 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.

c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words

PROTECTED TREE ZONE  
NO STORAGE OR OPERATIONS  
WITHIN FENCED AREA

d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any tree protected.

e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site and the development has been occupied, or in the case of a residential development, the houses in the curtilages of which the trees are located are occupied .

To ensure the protection and preservation of trees, shrubs and other natural features during construction works.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Leeds Unitary Development Plan 2001 (UDP) and the Leeds Unitary Development Plan Review First Deposit Draft 2003 (UDPR).

UDP - GP5 and BD6

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	<b>08/06552/ADV</b>		
<b>Applicant:</b>	Streetbroadcast Ltd - Miss P Sleith		
<b>Proposal</b>	Internally illuminated double sided sign to 3 lamp posts		
<b>Site</b>	Sheepscar Street South Sheepscar Leeds LS7		
<b>Decision:</b>	Refused	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) Due to the location of the 3 double sided signs to lamp posts upon a busy road with double yellow line restrictions, with no immediate safe loading area for the servicing vehicles to park and access the advertisements, it is considered that the advertisements would be detrimental to road safety, contrary to policies GP5 and T2 of the Leeds Unitary Development Plan, and national guidance contained in PPG19- Outdoor Advertisement Control.
  
- 2) The Local Planning Authority considers that the proposed 3 double sided signs to lamp posts, together with existing advertisements displayed upon Sheepscar Street South would create a cluttered and overbearing effect, detrimental to the visual amenity of the streetscene contrary to PPG19, BD8 of the Leeds Unitary Development Plan Review 2006 and Leeds City Council Adopted Supplementary Planning Document, Advertising Design Guide.

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/00293/CLE</b>		
<b>Applicant:</b>	Z Mohammed		
<b>Proposal</b>	Certificate of Existing Lawfulness for use as shop		
<b>Site</b>	305 Dewsbury Road Hunslet Leeds LS11 5LQ		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Certificate of Existing Lawful Use	<b>Decision Type</b>	Delegated Decision

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	09/00452/FU		
<b>Applicant:</b>	Robert Bowett Ltd		
<b>Proposal</b>	Single storey car showroom and extension of used car display area with customer parking to site of public house		
<b>Site</b>	Robert Bowett Leeds Ltd Low Road Hunslet Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The walls shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) means of enclosure, (c) car parking layouts, (d) other vehicle and pedestrian access and circulation areas, (e) hard surfacing areas, (f) refuse or other storage units, signs, lighting etc.) Soft landscape works shall include (h) planting plans, (i) written specifications (including cultivation and other operations associated with plant and grass establishment), (j) schedules of plants noting species, planting sizes and proposed numbers/densities, (k) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

- 4) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 5) Development shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:
- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority,
  - (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 6) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 7) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with Policy GP5 of the Leeds Unitary Development Plan and Annexe 2 of PPS23.

- 8) There shall be no discharges of foul or surface water from the development until the means of foul and surface water drainage, including means of flow balancing, have been submitted to and approved in writing by the Local Planning Authority. Where possible, sustainable drainage methods shall be used

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of satisfactory drainage and to prevent flooding

- 9) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (UDP)

Policy T2 (UDP)

Policy BD5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/00505/LI</b>		
<b>Applicant:</b>	QHotels Ltd		
<b>Proposal</b>	Listed Building Application for 6 storey extension to form 48 bedrooms, with new roof top escape staircase to hotel		
<b>Site</b>	Queens Hotel City Square Leeds LS1 1PJ		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Listed Building Application	<b>Decision Type</b>	Committee

- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2) No building operations shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

- (i) 1 to 20 scale drawings of the detail of roof line and eaves treatments and all Portland Stone banding detail, and
- (ii) 1 to 20 scale section drawings of each type of window bay and balcony proposed.

The works shall be carried out in accordance with the details thereby approved.

In the interests of the special character of the listed building and the character and appearance of the conservation area.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 3) Prior to commencement of development, samples and details of the windows (including any roof lights or dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and maintained as such thereafter.

In the interests of the visual amenities of the streetscene and the special character of the Listed Building.

- 4) Construction of brickwork and stonework shall not be commenced until a sample panel of the brickwork and stonework to be used has been approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the colour of bricks and stone and the colour and type of jointing material. The brickwork and stonework shall be constructed in strict accordance with the sample panel(s) which shall not be demolished prior to the completion of the development.

In the interests of the visual amenities of the streetscene and the to ensure that the brickwork and stonework harmonises with the host Grade II Listed Building

- 5) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5  
BD4  
BD6  
N16  
N17  
N19  
CC3  
CC5

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	09/00506/FU		
<b>Applicant:</b>	QHotels Ltd		
<b>Proposal</b>	6 storey extension, to form 48 bedrooms, with new roof top escape staircase, to hotel		
<b>Site</b>	Queens Hotel City Square Leeds LS1 1PJ		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Committee

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building operations shall be commenced until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

- (i) 1 to 20 scale drawings of the detail of roof line and eaves treatments, and all Portland Stone banding detail;
- (ii) 1 to 20 scale section drawings of each type of window bay proposed

The works shall be carried out in accordance with the details thereby approved.

In the interests of the special character of the Listed Building and the character and appearance of the Conservation Area.

- 3) Prior to commencement of development, samples and details of the windows (including any roof lights or dormers where appropriate) including their materials, method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals (including dimension of any recess) shall be submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and maintained as such thereafter.

In the interests of the visual amenities of the streetscene and the special character of the Listed Building.

- 4) Construction of brickwork and stonework shall not be commenced until a sample panel of the brickwork and stonework to be used has been approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the colour of bricks and stone and the colour and type of jointing material. The brickwork and stonework shall be constructed in strict accordance with the sample panel(s) which shall not be demolished prior to the completion of the development.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of visual amenity and to ensure that the brickwork and stonework harmonises with the host Grade II Listed Building

- 5) No development shall take place until a method statement for the construction of the development including:
- i) Details of the location of site cabins, delivery points for loading and unloading of contractor's plant and parking, including parking of vehicles of the workforce.
  - ii) Details of storage of materials and equipment and how materials and equipment will be brought to the site if storage facilities are not within the red line boundary of the site.
  - iii) Details of the delivery and lifting of all materials and equipment.
  - iv) Details of measures to manage the movement of traffic, including buses and taxis and pedestrians during the construction works.
  - v) Details of all scaffolds and temporary works.

Construction shall be carried out in accordance with the method statement thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the free and safe use of the highway.

- 6) Dust generated by vehicles on roads, haul routes and circulation areas within the site in dry weather conditions shall be suppressed by the use of equipment able to deliver sufficient volumes of water and provided on site for this purpose. Immediate preventative action, including the suspension of operations shall be taken if dust generated by machinery on site becomes airborne and can be seen being carried by the wind beyond the site boundary.

In the interests of general amenity and the amenity of occupants of nearby premises.

- 7) Before development commences, details of works for dealing with both surfacewater discharge and foul water discharge from the proposed development shall be submitted to and approved by the Local Planning Authority.

To ensure that the development can be properly drained.

- 8) No mechanical ventilation or air conditioning system shall be installed or operated until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity.

- 9) No development shall take place until details of the installation and/or erection of any extract ventilation system, flue pipes, or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design and external appearance have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of amenity and visual amenity.

- 10) No plant and/or machinery shall be used on the premises, unless it is enclosed in sound-insulating material in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

In the interests of amenity.

- 11) Prior to the commencement of development a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers and details for how the recyclable materials will be collected from the site with timescales for collection. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the approved scheme.

In the interests of amenity and to promote recycling.

- 12) There shall be no storage of refuse outside the areas agreed for refuse storage or on any part of the public highway whatsoever.

In the interests of amenity.

- 13) No development shall take place until details of a sound insulation scheme designed to protect the amenity of occupants of the proposed development from noise emitted from nearby commercial premises, and road and rail traffic, has been submitted and approved in writing by the local planning authority. The use hereby approved shall not commence until the works have been completed, and any such noise insulation as may be approved shall be retained thereafter. The scheme should also include means by which the habitable rooms can be effectively cooled and rapidly ventilated without the need to open windows, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity of hotel residents.

- 14) Prior to the commencement of development, details of facilities to be provided for the parking of cycles which belong to members of the public shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the method of securing the cycles and their location within the site. The approved facilities shall then be provided on site prior to the building being brought into use and thereafter retained on site.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 15) Prior to the operation of the hotel extension use hereby approved, the provisions for the implementation, monitoring and evaluation of the hereby approved Northern

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Transport Planning Ltd Travel Plan Ref apk/901 January 2009, date stamped 20 February 2009 and agents email of 27 April 2009 shall be submitted and approved in writing by the Local Planning Authority. The Travel Plan measures shall be implemented and monitored in line with the recommendations set out in the Travel Plan thereafter.

In the interests of sustainable travel and sustainable development.

- 16) No development shall take place until a plan showing details of space for loading, unloading and parking of vehicles has been submitted to and approved in writing by the Local Planning Authority.

In the interests of the free and safe use of the highway.

- 17) The development shall not be brought into use, until details of pedestrian improvements at New Station Street/Bishopgate Street have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with approved details prior to first occupation and retained as such thereafter.

In the interests of pedestrian connectivity, and pedestrian and vehicular safety.

- 18) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

UDP T6  
UDP T2  
UDP CC3  
UDP N19  
UDP N17  
UDP N16  
UDP CC5  
UDP BD6  
UDP BD4  
UDP GP5

Planning Policy Statement 1 - Delivering Sustainable Development  
Planning Policy Guidance Note - 15 Planning and the Historic Environment  
Planning Policy Guidance Note 13 - Transport

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/00803/FU</b>		
<b>Applicant:</b>	Cutting Room Creative/Loreal		
<b>Proposal</b>	7 LED back lit floating glass panels to front of hair dressing salon and training centre, rainwater storage tank to ground floor rear elevation, replacement entrance doors and windows to first floor		
<b>Site</b>	Merton House Albion Street Leeds LS1		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Unless otherwise agreed in writing by the Local Planning Authority the coloured lighting panels shall operate in accordance with details identified on the Lighting CD submitted on 18/3/09.

To prevent the flashing of the lighting panels in the interests of amenity and safety.

- 3) Prior to the commencement of development full details of the design and materials to be used for the timber screen shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented and retained thereafter.

In the interest of visual amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD6, BD7, BD15, N19, T2, A4

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	09/00901/LI		
<b>Applicant:</b>	Periam Ltd - R Haq		
<b>Proposal</b>	Listed Building Application for installation of 2 balconies with canopies and raised decking area to offices		
<b>Site</b>	Castleton Mill Castleton Close Armley Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Listed Building Application	<b>Decision Type</b>	

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to the erection of the balconies and canopies hereby approved samples and drawings at a minimum scale of 1:20 identifying fixings and means of support to the building, floorplate and glazing shall be submitted to and approved by the Local Planning Authority. The balconies and canopies shall be erected in accordance with the details thereby agreed.

In the interests of visual amenity and to protect the special character of the listed building.

- 3) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

N16

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/00903/FU</b>		
<b>Applicant:</b>	Periam Ltd - R Haq		
<b>Proposal</b>	Installation of 2 balconies with canopies, and raised decking area to side of offices		
<b>Site</b>	Castleton Mill Castleton Close Armley Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to the erection of the balconies and canopies hereby approved samples and drawings at a minimum scale of 1:20 identifying fixings and means of support to the building, floorplate and glazing shall be submitted to and approved by the Local Planning Authority. The balconies and canopies shall be erected in accordance with the details thereby agreed.

In the interests of visual amenity and to protect the special character of the listed building.

- 3) The decking hereby approved shall not be commenced until a landscaping scheme for the proposed planting areas has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first use of the decking unless an alternative programme of implementation is agreed in writing by the Local Planning Authority.

In the interests of biodiversity, amenity and nature conservation.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Biodiversity and Waterfront SPD, Leeds Waterfront Strategy and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, N16 and N49

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/00989/FU</b>		
<b>Applicant:</b>	JD Sports PLC - J Fuller		
<b>Proposal</b>	New shop front		
<b>Site</b>	Headrow Shopping Centre The Headrow Leeds LS1 6LB		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building operations shall be until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

1 to 20 scale drawings of the detail including cross sections of all 1) new doors and doorways; 2) new windows; 3) eaves and soffit detail; and 4) junctions of different materials.

The works shall be carried out in accordance with the details thereby approved.

In the interests of the character and visual amenity of the host building the street scene and City Centre Conservation Area.

- 3) Prior to commencement of development, full details and samples of materials of the shopfront windows and doors hereby approved, including method of opening and drawings showing sections through mullions, transoms and glazing bars and sills, arches, lintels and reveals including the dimension of any recesses, shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The shopfront windows and door shall be installed in accordance with the approved details.

In the interest of the character and appearance of the City Centre Conservation Area, and the visual amenities of the host building.

- 4) Notwithstanding the details on the approved plans and for the avoidance of doubt, all ground floor windows shall be clear glazed and shall maintain a window display

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

appropriate to the A1 use of the premises at all times, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the visual amenity and the character of the host building and the street scene, and to maintain the vitality and viability of the Prime Shopping Quarter.

- 5) Prior to commencement of development, full details and samples of materials of the roller shutters to the ground floor entrance, hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The roller shutters to the ground floor entrance shall be installed in accordance with the approved details.

In the interest of the character and appearance of the City Centre Conservation Area, and the visual amenities of the host building.

- 6) The development shall not be occupied until provision has been made in the means of access both to and within the proposed development, and within sanitary conveniences, for the needs of employees and members of the public who are disabled. All such facilities shall thereafter be retained and made available for use.

In the interests of disabled people.

- 7) Notwithstanding the details on the hereby approved plans, flat and level access into, around and out of the retail unit shall be provided, unless agreed in writing by the Local Planning Authority.

In the interests of disabled people and access for all

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy A4 (UDP)  
Policy BD6 (UDP)  
Policy BD7 (UDP)  
Policy CC5 (UDP)  
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/00990/ADV</b>		
<b>Applicant:</b>	JD Sports PLC - J Fuller		
<b>Proposal</b>	One internally illuminated projecting sign and one internally illuminated fascia sign		
<b>Site</b>	Headrow Shopping Centre The Headrow Leeds Ls1		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) For the avoidance of doubt, the illumination to the one internally illuminated projecting sign and the one internally illuminated fascia sign shall be to the letters and logo only.

In the interested of visual amenity

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/01041/ADV</b>		
<b>Applicant:</b>	Falcon Outdoor (North) Ltd		
<b>Proposal</b>	1 internally illuminated hoarding and 1 non illuminated hoarding, back to back on one mounting post		
<b>Site</b>	Unit 1 Fairfield House New Craven Gate Hunslet		
<b>Decision:</b>	Refused	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The proposed internally illuminated advertisement hoarding and non illuminated advertisement hoarding mounted back-to-back on one post, would by reason of their scale, height above ground level and prominent open position, result in an overdominant and visually insensitive addition to the streetscene, detrimental to the visual amenities and character of the surrounding area. The proposal would therefore be contrary to Planning Policy Guidance 19 and policies GP5, BD8 and BD12 of the adopted Leeds Unitary Development Plan Review 2006.
- 2) The Local Planning Authority considers that the proposed 1 internally illuminated hoarding and 1 non illuminated hoarding, back to back on one mounting post by reason of their size and position in relation to the adjacent Dewsbury Road would result in an increased likelihood of driver distraction, with an associated potential risk of an increase in traffic accidents in this location. The proposal would therefore be contrary to Planning Policy Guidance 19 and Policy GP5 of the adopted Leeds Unitary Development Plan Review 2006. .

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### WARD: City & Hunslet

<b>Application Number</b>	<b>09/01075/ADV</b>		
<b>Applicant:</b>	Prospect Estates/Yorkshire Quarries		
<b>Proposal</b>	3 internally illuminated hoardings and 2 externally illuminated hoardings		
<b>Site</b>	221 North Street, 2 - 4 Meanwood Road Sheepscar Leeds LS7		
<b>Decision:</b>	Refused	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The five proposed internally illuminated advertisement poster panels would be located upon a traffic island at the heart of the complex Sheepscar traffic intersection, which is listed in Leeds City Councils - Sites for Concern - due to a high number of traffic accidents in this location.

As such the Local Planning Authority considers that the five proposed illuminated 48 poster advertisement panels would by reason of their size, illumination and location would create a situation whereby drivers would find it difficult to assimilate all the details of the road layout and the advertisement poster panels to the detriment of highway safety. As such, the advertisements would be contrary to Policies GP5 and T2 of the Leeds Unitary Development Plan Review 2006, PPG19 Control of Outdoor Advertisements and Leeds City Council Supplementary Planning Document - Advertising Design Guide adopted November 2006

### WARD: City & Hunslet

<b>Application Number</b>	<b>09/01065/ADV</b>		
<b>Applicant:</b>	Falcon Outdoor (North) Ltd		
<b>Proposal</b>	1 internally illuminated wall mounted hoarding		
<b>Site</b>	St Annes Shelter And Housing Action Ltd 54-74 York Street Leeds LS9 8AA		
<b>Decision:</b>	Refused	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers that the proposed internally illuminated advertisement, by reason of its size and location upon the gable end wall, would represent a discordant and obtrusive feature in the street scene, to the detriment of the character of the host building and streetscene. This would be detrimental to the visual amenity of the area in this prominent location, adjacent to a main arterial routes. This detrimental impact would be exacerbated during the hours of darkness by the illumination of the display and would, therefore, be contrary to the objectives

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

of PPG 19, Policies BD8 and BD12 of the Unitary Development Plan Review 2006 and Leeds City Council Advertising Design Guide Supplementary Planning Guidance Adopted 2006.

### WARD: City & Hunslet

<b>Application Number</b>	09/01109/ADV		
<b>Applicant:</b>	Barclays Bank PLC		
<b>Proposal</b>	2 internally illuminated individual letter signs and 2 internally illuminated projecting signs to bank		
<b>Site</b>	Barclays Bank Ltd 1 - 3 The Headrow Leeds LS1 0JS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) In the event of the removal of all or part of the sign(s) hereby granted express consent, that/those part(s) of the building to which they are fixed shall be immediately made good in material(s) to match exactly those existing in colour, texture, profile, dimension, scale, bonding and/or coursing, and colour and type of mortar joint.

To ensure any necessary repairs to the building are undertaken.

- 2) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)  
Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

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### WARD: City & Hunslet

<b>Application Number</b>	09/01149/ADV		
<b>Applicant:</b>	Safeway Pension Trustees Ltd		
<b>Proposal</b>	Two internally illuminated entrance signs to offices		
<b>Site</b>	Dysons Chambers 12-14 Briggate Leeds LS1 4AF		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) Notwithstanding details of plans hereby approved illumination to the signs shall be to the numbering and lettering only with no part of the background illuminated.

In the interests of visual amenity and the character of the adjacent conservation area.

- 2) In the event of the removal of all or part of the sign(s) hereby granted express consent, that/those part(s) of the building to which they are fixed shall be immediately made good in material(s) to match exactly those existing in colour, texture, profile, dimension, scale, bonding and/or coursing, and colour and type of mortar joint.

To ensure any necessary repairs to the building are undertaken.

- 3) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)

Policy BD8 (UDP)

Policy BD9 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: City & Hunslet**

<b>Application Number</b>	<b>09/01170/ADV</b>		
<b>Applicant:</b>	Poundworld Retail Ltd		
<b>Proposal</b>	Internally illuminated fascia sign to retail unit		
<b>Site</b>	Unit 5A Crown Point Retail Park Junction Street Hunslet		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) Notwithstanding details of plans hereby approved illumination to the signs shall be to the letters and logo only with no part of the background illuminated.

In the interests of visual amenity

- 2) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)  
Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: City & Hunslet

<b>Application Number</b>	09/01171/FU		
<b>Applicant:</b>	Poundworld Retail Ltd		
<b>Proposal</b>	Four air conditioning units to rear of retail unit		
<b>Site</b>	Unit 5A Crown Point Retail Park Junction Street Hunslet		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD4 and BD6

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Farnley & Wortley

<b>Application Number</b>	<b>09/00913/FU</b>		
<b>Applicant:</b>	Gala Coral Group Ltd - A Dickinson		
<b>Proposal</b>	Alterations involving erection of a smoking shelter with 2.1m high fencing to bingo club		
<b>Site</b>	Gala Bingo Club Stonebridge Lane Farnley Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Within three months of the date of this permission the partially constructed unauthorised smoking shelter located adjacent to the front (principal) elevation of the building shall be removed and the land reinstated to its original condition.

In the interest of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD6

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

WARD: Farnley & Wortley

<b>Application Number</b>	09/01299/FU		
<b>Applicant:</b>	S Penny		
<b>Proposal</b>	First floor rear extension		
<b>Site</b>	49 Leysholme Crescent Wortley Leeds LS12 4HH		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Garforth & Swillington

<b>Application Number</b>	09/00656/FU		
<b>Applicant:</b>	M Gore		
<b>Proposal</b>	Two storey rear extension		
<b>Site</b>	14 Selby Road Garforth Leeds LS25 1LS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevations of the proposal facing 12 and 16 Selby Road.

As the insertion of windows could lead to problems of overlooking.

- 4) Prior to commencement of any works, a bat survey shall be carried out by a licensed bat worker, which shall then be submitted to and approved in writing by the Local Planning Authority. Any works required as a result of this survey shall be carried out before the development commences.

In the interests of preserving protected bat species.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Garforth & Swillington

<b>Application Number</b>	<b>09/00790/FU</b>		
<b>Applicant:</b>	La Bella Vita - B Yilmaz		
<b>Proposal</b>	Alterations including new shop front and roller shutter to restaurant		
<b>Site</b>	6 Barleyhill Road Garforth Leeds LS25 1DY		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to occupation of the premises, the front elevation of the shop front shall be rendered to match the front elevation of the adjoining restaurant and shall be maintained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

- 3) Notwithstanding the details hereby approved, prior to the commencement of development, details of an open grille shutter(s) (including colour finish) to be installed on the new shop front, shall be submitted to and approved in writing by the Local Planning Authority. Any details as agreed shall be implemented prior to occupation of the premises and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

GP5, BD6, BD7

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Garforth & Swillington

<b>Application Number</b>	09/00966/FU		
<b>Applicant:</b>	M Harland		
<b>Proposal</b>	Conservatory to rear		
<b>Site</b>	22 Woodland Crescent Swillington Leeds LS26 8DN		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted in the side elevation facing the neighbouring property at 24 Woodlands Crescent of the proposed conservatory.

As the insertion of windows could lead to problems of overlooking.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

## **DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Gipton & Harehills

<b>Application Number</b>	09/00788/FU		
<b>Applicant:</b>	Perfect Smile Clinic		
<b>Proposal</b>	Three storey rear extension to dental surgery		
<b>Site</b>	252-254 Easterly Road Leeds LS8 3ES		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed first floor W.C's and the second floor windows shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 4) There shall be no increase in the number of treatment or hygienist facilities unless otherwise agreed by the Local Planning Authority.

In the interests of amenity and the potential impact upon parking provisions and highway safety.

- 5) No plant and/or machinery shall be used on the premises, unless it is enclosed in sound-insulating material in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

In the interests of amenity.

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5  
Policy BD6  
Policy T24  
Policy T2

SPG Neighbourhoods for Living

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Gipton & Harehills

<b>Application Number</b>	09/00852/FU		
<b>Applicant:</b>	The Post Office Ltd		
<b>Proposal</b>	Alterations involving installation of ATM to post office		
<b>Site</b>	58 Harehills Road Harehills Leeds LS8 5LE		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Gipton & Harehills

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

<b>Application Number</b>	<b>09/01042/ADV</b>		
<b>Applicant:</b>	Lidl UK GMBH - Miss A Forrest		
<b>Proposal</b>	1 wall mounted and 1 free standing non illuminated hoarding to supermarket		
<b>Site</b>	Lidl Ltd 144 Amberton Road Gipton Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) In the opinion of the local planning authority it is considered that the proposed hoardings would by reason of their scale and siting appear as intrusive overbearing forms of advertising when viewed in context with their surroundings. As a consequence the proposed hoardings would result in detriment to the visual amenity of the site itself and the character of the area as a whole. As such the proposal is contrary to Policies GP5 and BD12 of the Leeds Unitary Development Plan Review and advice in Planning Policy Guidance (PPG) Note 19 ¿ Outdoor Advertisement Control.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Guiseley & Rawdon

<b>Application Number</b>	<b>08/05860/FU</b>		
<b>Applicant:</b>	Miss M Hadfield		
<b>Proposal</b>	Variation on condition 8 of permission ref 08/00361/FU (hours of operation)		
<b>Site</b>	Unit 4B Gordon Mills Netherfield Road Guiseley		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

### WARD: Guiseley & Rawdon

<b>Application Number</b>	<b>09/00405/ADV</b>		
<b>Applicant:</b>	Guiseley District Factory Workers Club And Institute		
<b>Proposal</b>	Three externally illuminated fascia signs to front and both sides of club		
<b>Site</b>	Guiseley And District Factory Workers Club And Institute 6 Town Street Guiseley Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The proposed signs, by reason of their location, size and the use of illumination, would result in unduly prominent and incongruous features that would add to visual clutter in the area, thereby detracting from the architectural and historic character and appearance of the host building and from the visual amenity of the existing street scene, which would be detrimental to the character and appearance of the conservation area. As such the proposal is contrary to Policies GP5, BD8 and BD9 of Leeds Unitary Development Plan Review (2006) and to guidance set out in Planning Policy Statement 1 Delivering Sustainable Development, Planning Policy Guidance Note 15 Planning and the Historic Environment and Planning Policy Guidance Note 19 Control of Outdoor Advertisements.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Guiseley & Rawdon

<b>Application Number</b>	09/00617/FU		
<b>Applicant:</b>	J M Smith		
<b>Proposal</b>	Wind turbine on a 15m mast		
<b>Site</b>	Bracken Croft Farm Moor Top Guiseley Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Notwithstanding the information shown on the approved plan the wind turbine hereby approved shall be colour treated dark green prior to first erection and retained and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

In the interest of visual amenity and preserving the openness of the Green Belt in accordance with policy N33 and GP5 of the Leeds Unitary Development Plan (Review) 2006.

- 3) The wind turbine hereby approved shall comply with the specification of reference WT6000 TM1500 type as hereby indicated and shall in particular not be installed with a gear box and shall be retained and maintained without a gearbox unless otherwise agreed in writing by the Local Planning Authority.

In the interest of the amenity of neighbouring residents from noise and disturbance.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5  
N33  
PPG2  
PPS22

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Guiseley & Rawdon

<b>Application Number</b>	09/00889/FU		
<b>Applicant:</b>	Leeds City Council		
<b>Proposal</b>	Single storey rear and side extension		
<b>Site</b>	47 Hawkhill Avenue Guiseley Leeds LS20 8AS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The building hereby permitted shall be removed and the land restored to its former condition on or before 1st May 2014, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity of occupants of nearby properties.

- 2) The external walling materials shall have a painted finish to match those existing.

In the interests of visual amenity.

- 3) The external roofing materials shall be of a colour to match those existing.

In the interests of visual amenity.

- 4) The existing hedge along the north-east side boundary of the site shall be retained at a height of no less than 1.8m, for the projection of the new building/extension as long as the proposal remains on the site, or replaced with a solid 1.8 metre high closed boarded fence and maintained as such.

To prevent overlooking or loss of privacy to adjacent occupiers.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the south-west side elevation of the proposed building/extension.

As the insertion of windows could lead to problems of overlooking.

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Guiseley & Rawdon

<b>Application Number</b>	09/00890/FU		
<b>Applicant:</b>	F Russell		
<b>Proposal</b>	First floor rear extension		
<b>Site</b>	109 Park Road Guiseley Leeds LS20 8EN		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling materials shall be white painted smooth render and roofing materials shall be concrete tiles to match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the north-east (facing 107 Park Road) or south-east (facing 36 Park Lane) elevations of the proposed rear extension.

As the insertion of windows could lead to problems of overlooking.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

## **DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Harewood

<b>Application Number</b>	09/00556/FU		
<b>Applicant:</b>	A Cockroft		
<b>Proposal</b>	Two storey side and front extension with raised patio area to front, two storey rear extension, extensions to detached garage to form triple garage		
<b>Site</b>	Holly Tree House Orchard Drive Linton Wetherby		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the details on the plans hereby approved the finish colour of the proposed balustrade shall be submitted to and approved in writing by the Local Planning Authority within two months of the date of this permission. This approved colour shall be implemented within 28 days of the erection of the balustrade and thereafter retained and maintained as such.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the first floor side elevation of the proposed extension.

As the insertion of windows could lead to problems of overlooking.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Harewood

<b>Application Number</b>	09/00841/FU		
<b>Applicant:</b>	T Acland		
<b>Proposal</b>	Part first floor part single storey side and rear extension		
<b>Site</b>	Glenholme Harewood Road East Keswick Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the west side elevation of the proposed single storey rear extension.

As the insertion of windows could lead to problems of overlooking.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Harewood

<b>Application Number</b>	09/00981/FU		
<b>Applicant:</b>	Dr V Owen		
<b>Proposal</b>	4 bedroom detached house with detached garage		
<b>Site</b>	12 The Dell Bardsey Leeds LS17 9DL		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of classes A, B, C, E, and G of the Town And Country Planning General Permitted Development Order 1995 (as amended), or any act, statutory instrument or other order subsequently amending, abolishing and or re-enacting that order, no development shall take place that falls within those classes until there has been submitted to and approved by the Local Planning Authority an application for planning permission.

To maintain control over the future expansion of the property in the interests of neighbours amenity.

- 4) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 5) a) All existing trees, shrubs and other natural features shown on the approved plans to be retained shall be fully safeguarded during the course of the site works and building operations in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.
- b) No development shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees, shrubs or features to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with either:-
- i) 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,
- ii) 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.
- c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words

PROTECTED TREE ZONE  
NO STORAGE OR OPERATIONS  
WITHIN FENCED AREA

- d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any tree protected.
- e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site and the development has been occupied, or in the case of a residential development, the houses in the curtilages of which the trees are located are occupied .

To ensure the protection and preservation of trees, shrubs and other natural features during construction works.

- 6) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) means of enclosure, (c) car parking layouts, (d) other vehicle and pedestrian access and circulation areas, (e) hard surfacing areas, (f) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (g) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (h) planting plans, (i) written specifications (including cultivation and other operations associated with

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

plant and grass establishment), (j) schedules of plants noting species, planting sizes and proposed numbers/densities, (k) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

- 7) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed by no later than the end of the planting season following the substantial completion of the development. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

SG2, SG4, GP5, N25, T2, BD5 and LD1 and to advice contained in Neighbourhoods for Living and the Bardsey Village Design Statement.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Harewood**

<b>Application Number</b>	<b>09/01000/FU</b>		
<b>Applicant:</b>	M Lowrey		
<b>Proposal</b>	Amendment to previous approval 08/05665/FU (Part single storey part two storey and part first floor side and rear extension) to include dutch gable above garage		
<b>Site</b>	12 Thorner Lane Scarcroft Leeds LS14 3AR		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevation of the first floor part of the proposal facing No. 14 Thorner Lane.

As the insertion of windows could lead to problems of overlooking.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) the proposed east elevation study window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 5) The existing vegetation along the side boundary with No. 14 Thorner Lane shall be retained or otherwise replaced with a 1.8m high fence and maintained thereafter for the entire length of the extension, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity of occupants of nearby property.

- 6) The garage(s) shall only be used for the storage of private motor vehicles and those purposes incidental to the enjoyment of the dwelling house as such.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of the residential amenity of the occupants of nearby property.

- 7) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Harewood

<b>Application Number</b>	<b>09/01026/FU</b>		
<b>Applicant:</b>	J Stephenson		
<b>Proposal</b>	Alterations and extension to existing detached garage to rear to form a detached garage with new pitched roof and open canopy		
<b>Site</b>	15 Wendel Avenue Barwick-In-Elmet Leeds LS15 4JU		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Harewood

<b>Application Number</b>	<b>09/01033/FU</b>		
<b>Applicant:</b>	G Mortimer		
<b>Proposal</b>	Detached double garage and repositioning of vehicular access to front, with 1.9m high boundary wall and gates		
<b>Site</b>	The Corner Mill Lane Bardsey Leeds		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

### WARD: Harewood

<b>Application Number</b>	<b>09/01034/FU</b>		
<b>Applicant:</b>	I Spong		
<b>Proposal</b>	Single storey side and rear extension		
<b>Site</b>	9 The Paddock Thorner Leeds LS14 3JB		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevation of the proposal facing No.10 The paddock.

As the insertion of windows could lead to problems of overlooking.

- 4) Notwithstanding the details shown on the approved plans, within the first available planting season after the completion of the development a nursery standard Silver Birch or other species to be agreed in writing, shall be planted in the southern corner of the plot, and maintained thereafter for a minimum period of five years.

To protect local amenity by providing a replacement tree cover.

- 5) Prior to the commencement of the development, either:

- a) A scheme to retain and protect the existing Beech hedge along south west boundary shall be submitted to and approved in writing by the Local Planning Authority.

OR

- b) Should the retention of proportions of the hedge be impracticable, a scheme for providing a replacement hedge and its implementation and retention shall be submitted for the written approval of the Local Planning Authority.

In order to protect amenity.

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Harewood**

<b>Application Number</b>	<b>09/01067/ADV</b>		
<b>Applicant:</b>	R Crann		
<b>Proposal</b>	4 non illuminated freestanding signs to golf course		
<b>Site</b>	Moor Allerton Golf Club Coal Road Wike Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The proposed signs, by virtue of their size, scale, design and positioning, would fail to respect the rural character of the area, and would appear unduly prominent in their location. As such, the signs would detract from the character and appearance of the Green Belt and Special Landscape Area, contrary to policies GP5, N37 and BD8 of the Leeds Unitary Development Plan Review 2006 and the guidance contained within PPG2 and PPG19.
  
- 2) Proposed signs 3 and 4, by virtue of their positioning in relation to the junctions of Coal Road and Wike Ridge Lane, Coal Road and Tarn Lane, would obstruct visibility at these junctions, to the significant detriment of highway safety in this locality, contrary to policy T2 of the Leeds Unitary Development Plan Review 2006 and the guidance contained within PPG19.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Harewood

<b>Application Number</b>	09/01168/FU		
<b>Applicant:</b>	Mr Steven Green		
<b>Proposal</b>	Three 4 bedroom detached dwelling houses to rear garden, and replacement detached double garage to existing dwelling		
<b>Site</b>	10 Elmete Avenue Scholes Leeds LS15 4BL		
<b>Decision:</b>	Refused	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) It is considered that the proposed layout will result in unacceptable levels of vehicular activity close to the common boundary of properties on Elmete Croft, who have sub-standard garden depths. The close proximity of this vehicular activity both to that private amenity space and the living accommodation of those properties will result in disturbance by reason of noise and general activity associated with vehicles and people accessing and leaving the site. These being amenities that occupiers of those dwellings can reasonably expect to continue to enjoy. As such the proposal is contrary to Policies SA1, GP5, BD5 of the Leeds UDPR and to the advice contained in Neighbourhoods for Living.
- 2) There appears to be a conflict between the submitted arboricultural report and the proposed layout in particular in respect of a protected Ash and Birch trees on adjoining site. So far as can ascertained from that information, the layout as currently proposed would conflict with the long term future of those trees to the detriment of the amenities of the area generally. As such the proposal is contrary to Policy LD1 of the Leeds UDPR

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Headingley

<b>Application Number</b>	08/06260/FU		
<b>Applicant:</b>	Mr J Chapman		
<b>Proposal</b>	Extension to form 2 storey financial and professional services unit (A2)		
<b>Site</b>	7 - 7A Chapel Place Headingley Leeds LS6 3HY		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

### WARD: Headingley

<b>Application Number</b>	09/00196/FU		
<b>Applicant:</b>	S Clitheroe		
<b>Proposal</b>	Store building to rear of medical centre		
<b>Site</b>	Kirkstall Lane Medical Centre 216 Kirkstall Lane Kirkstall Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Notwithstanding the details on the plans hereby approved, the walling and roofing materials of the proposed store shall match those of the Medical Centre.

In the interests of visual amenity.

- 3) Notwithstanding the details on the plans hereby approved, no development shall take place until full details of the proposed rear boundary fencing and planting have been submitted to, and approved in writing by, the Local Planning Authority. The fencing/planting shall thereafter be erected and planted in accordance with those details and shall be retained and maintained in sound condition for the lifetime of the development.

In the interests of visual amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, BD6.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Headingley

<b>Application Number</b>	09/00633/FU		
<b>Applicant:</b>	Mr And Mrs Manna		
<b>Proposal</b>	Single storey rear extension		
<b>Site</b>	15 Manor Terrace Headingley Leeds LS6 1BU		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) The approved kitchen extension shall not be converted to bedroom accommodation or subdivided internally unless previously agreed in writing with the Local Planning Authority.

There is an excessively large student population within the area of Student Housing Restraint making for an unbalanced population mix.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted in the side elevation facing 11a Manor Terrace.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

As the insertion of windows could lead to problems of overlooking.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed side door window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Horsforth**

<b>Application Number</b>	<b>09/00609/FU</b>		
<b>Applicant:</b>	Dr P Harris		
<b>Proposal</b>	Change of use from office to dental surgery		
<b>Site</b>	Dale House 64 Fink Hill Horsforth Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	

- 1) The proposal to change the use of this office building to a dental surgery is unacceptable as there is insufficient space within the site to accommodate the necessary car parking. This would lead to an increase in on street parking to the detriment of highway safety. The proposal is therefore contrary to Policies GP5, T2, T7A, T24 and the Schedule of General Car Parking Guidelines of the Leeds UDP (Review 2006).

**WARD: Horsforth**

<b>Application Number</b>	<b>09/00765/FU</b>		
<b>Applicant:</b>	Buzzard Developments		
<b>Proposal</b>	New bin store with 5m high retaining wall and 2.4m high gates to front		
<b>Site</b>	Troy Mills Troy Road Horsforth Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The proposal blocks a gap between the new build maisonette block and the original attractive mill building with a large 2.4 gate that obscures views of the buildings, produces a cluttered form and would be detrimental to the streetscene contrary to adopted Leeds UDP (2006) policies N12, N13 and PPS1 paras 13, 19 and 33-36.
- 2) The proposal will result in noise and disturbance to the occupiers of second and third floor apartments and the maisonettes in the immediate locality, detrimental to their residential amenity contrary to adopted Leeds UDP(2006) policies GP5 and BD5.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Horsforth

<b>Application Number</b>	<b>09/00904/ADV</b>		
<b>Applicant:</b>	Clear Channel Outdoor		
<b>Proposal</b>	2 internally illuminated single sided bus shelter signs		
<b>Site</b>	Outside 64 Town Street Horsforth Leeds LS18 4AP		
<b>Decision:</b>	Refused	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The proposed illuminated advertising display panels would form an incongruous and intrusive feature by reason of their siting, scale and illumination in the street scene in a sensitive part of the Horsforth Conservation Area. The proposed signs would therefore be to the detriment of visual amenity and the character of the area contrary to policies BD8 and BD9 of the Leeds Unitary Development Plan (Review 2006).

### WARD: Horsforth

<b>Application Number</b>	<b>09/00924/ADV</b>		
<b>Applicant:</b>	Clear Channel Outdoor		
<b>Proposal</b>	2 internally illuminated single sided bus shelter signs		
<b>Site</b>	Opposite 20 North Broadgate Lane Horsforth Leeds LS18 4AB		
<b>Decision:</b>	Refused	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers that the proposed bus shelter signs by reason of their siting and illumination within a predominantly residential area generally devoid of illuminated commercial advertising and on the edge of Conservation Area would be inappropriate and an incongruous feature that would detract from the visual amenity and character of the street scene contrary to Policies GP5, BD8 and BD9 of the adopted Unitary Development Plan Review.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Horsforth

<b>Application Number</b>	09/01022/FU		
<b>Applicant:</b>	C Ivory		
<b>Proposal</b>	Part first floor, part two storey side and rear extension with canopy to front		
<b>Site</b>	7 Billing View Rawdon Leeds LS19 6PR		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the north-east side elevation of the proposed side and rear extension.

As the insertion of windows could lead to problems of overlooking.

- 4) The en-suite window within the north-west side elevation of the proposed side and rear extension hereby permitted shall be glazed in obscure glass prior to the first occupation of the extension and thereafter retained.

In the interests of amenity and privacy.

- 5) The proposed hardstanding to the front of the property shall either be made of porous materials, or a provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

To avoid the uncontrolled runoff of rainwater leading to flooding and pollution of watercourses.

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Horsforth

<b>Application Number</b>	<b>09/01143/FU</b>		
<b>Applicant:</b>	Wm Morrison Supermarkets Plc		
<b>Proposal</b>	4 covered trolley bays to supermarket car park		
<b>Site</b>	Morrisons Supermarket Ltd 69 Town Street Horsforth Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR) policies GP5, N12 and BD5.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Horsforth

<b>Application Number</b>	09/01232/FU		
<b>Applicant:</b>	Mr Mistry		
<b>Proposal</b>	Change of use and alterations of flat and part of ground floor to form one 2 bedroom flat and one 2 bedroom house		
<b>Site</b>	1 Woodville Street Horsforth Leeds LS18 5DB		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD5, T2, T24 (UDPR)

'Development of Self-Contained Flats' (SPG)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Hyde Park & Woodhouse

<b>Application Number</b>	09/00575/LI		
<b>Applicant:</b>	University Of Leeds		
<b>Proposal</b>	Listed Building Application for wall mounted air condenser unit to rear and display of 2 free standing non illuminated totem signs to front		
<b>Site</b>	Parkinson Building And Parkinson Court University Of Leeds Woodhouse Lane Woodhouse		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Listed Building Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2) In granting Listed Building Consent the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5  
Policy BD6  
Policy BD8  
Policy BD4  
Policy CC5  
Policy N17  
Policy CC5

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Hyde Park & Woodhouse

<b>Application Number</b>	09/00577/FU		
<b>Applicant:</b>	University Of Leeds		
<b>Proposal</b>	Wall mounted air condenser unit to the rear		
<b>Site</b>	Parkinson Building And Parkinson Court University Of Leeds Woodhouse Lane Woodhouse		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5  
CC5  
N17  
BD4  
BD6

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Hyde Park & Woodhouse

<b>Application Number</b>	09/00579/ADV		
<b>Applicant:</b>	University Of Leeds		
<b>Proposal</b>	Two free standing non illuminated totem signs to front		
<b>Site</b>	Parkinson Building And Parkinson Court University Of Leeds Woodhouse Lane Woodhouse		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) The advertisement(s) hereby granted consent shall cease to be displayed, all fixings and supporting structures removed, and the land and/or building restored to a condition the details of which shall have been submitted to and approved in writing by the Local Planning Authority on or before 1 May 2012.

In the interest of visual amenity.

- 2) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)

Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Hyde Park & Woodhouse

<b>Application Number</b>	09/00925/FU		
<b>Applicant:</b>	Maumoniati International Supermarket - V Maumoniati		
<b>Proposal</b>	Alterations involving two storey rear extension to retail store		
<b>Site</b>	35 - 45 Brudenell Grove Headingley Leeds LS6 1HR		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The walls shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) No building works shall take place until details and samples of the balustrade materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The balustrade shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 4) Deliveries of goods to the premises shall be managed for the lifetime of the development as per the submitted Servicing Plan document, dated February 2009, and date stamped 3 March 2009. Goods shall be off-loaded in Brudenell Street and transferred into the premises using unmotorised pallet trucks.

In the interests of the free and safe use of the highway.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD6, T2

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Hyde Park & Woodhouse

<b>Application Number</b>	09/00994/ADV		
<b>Applicant:</b>	University Of Leeds - P Preston		
<b>Proposal</b>	6 non illuminated wall mounted signs and 6 non illuminated individual letter signs to Engineering Building		
<b>Site</b>	University Of Leeds Woodhouse Lane Woodhouse Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)

Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Hyde Park & Woodhouse

<b>Application Number</b>	09/00995/ADV		
<b>Applicant:</b>	University Of Leeds - P Preston		
<b>Proposal</b>	7 internally illuminated gateway signs to University campus		
<b>Site</b>	University Of Leeds Woodhouse Lane Woodhouse Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) Notwithstanding the details on the approved plans, prior to the commencement of development generic details are to be provided, to be agreed in writing by the Local Planning Authority, of hard paved mowing margins where signs are positioned in grassed areas

In the interests of visual amenity.

- 2) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)  
Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Hyde Park & Woodhouse

<b>Application Number</b>	09/01201/FU		
<b>Applicant:</b>	University Of Leeds		
<b>Proposal</b>	Two air condenser units, 1 air handling unit, 1 extract unit and 1 extract and filter unit to University building		
<b>Site</b>	Mechanical Engineering Building University Of Leeds Woodhouse Lane Woodhouse		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, BD6, CC5 and BD4 of the Leeds Unitary Development Plan (Review 2006)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Killingbeck & Seacroft

<b>Application Number</b>	09/00970/FU		
<b>Applicant:</b>	S Davis		
<b>Proposal</b>	Single storey rear and side extension		
<b>Site</b>	10 Brian Place Cross Gates Leeds LS15 7PW		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into both side elevations facing no.8 and 12 Brian Place.

In the interests of amenity

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed side elevation window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

## **DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Kippax & Methley**

<b>Application Number</b>	09/00814/FU		
<b>Applicant:</b>	B Eastwood		
<b>Proposal</b>	2 metre high boundary fence to side of dwelling		
<b>Site</b>	11 Manor Garth Road Kippax Leeds LS25 7PD		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)  
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Kippax & Methley

<b>Application Number</b>	09/00946/FU		
<b>Applicant:</b>	Mrs C Barton		
<b>Proposal</b>	Two storey side extension		
<b>Site</b>	1 Cliff Crescent Kippax Leeds LS25 7BG		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevation of the proposal facing 52 Gibson Lane.

As the insertion of windows could lead to problems of overlooking.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking or re-enacting that order with or without modification) planning permission shall be obtained before any development contained in Classes (A) of Part 1 of schedule 2 of that order is carried out.

As the Local Planning Authority wish to keep control over the proposed development.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Kippax & Methley

<b>Application Number</b>	<b>09/01073/DTM</b>		
<b>Applicant:</b>	Telefonica 02 UK Ltd		
<b>Proposal</b>	Determination for 12m high mast with 3 antennas and detached equipment cabinet		
<b>Site</b>	Opposite Kippax Leisure Centre Station Road Kippax Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Telecommunications Determination	<b>Decision Type</b>	Delegated Decision

- 1) The Local Planning Authority considers the proposed siting of the mast and associated equipment cabinet on the public footpath to be unacceptable as it would result in a reduction in the width of the existing footpath from 1.8m to approximately 1m, which would make it difficult for pedestrians, wheelchair users and pushchairs to pass each other safely without being forced onto the adjacent highway verge. As such, the proposed development is contrary to policies GP5 and A4 of the Leeds Unitary Development Plan (Review) and PPG8: Telecommunications.
  
- 2) The Local Planning Authority considers the siting and appearance of the proposed monopole mast to be unacceptable by virtue of its height and design set against the backdrop of the adjacent open allotment land, with little effective screening afforded by existing landscaping, particularly during the winter months due to seasonal leaf fall. The height of the adjacent trees is such that the mast would protrude well above the tree line presenting an unduly prominent feature in the streetscene. In addition, the mast will contribute to the visual clutter in the existing streetscene which is already blighted by a series of electricity pylons. As such, the proposed development would cause significant detriment to the visual amenity of the existing streetscene and is contrary to policy GP5 of the Leeds Unitary Development Plan, PPG8: Telecommunications and the Code of Best Practice on Mobile Phone Network Development adopted as Supplementary Planning Guidance by Leeds City Council.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Kippax & Methley

<b>Application Number</b>	09/01122/ADV		
<b>Applicant:</b>	Mrs Beverley Barrett		
<b>Proposal</b>	1 internally illuminated fascia sign to shop		
<b>Site</b>	The Fish Shop 70 High Street Kippax Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) This Consent shall be restricted to a period of five years from the date of the Consent.

In accordance with the Town and Country Planning (Control of Advertisement) (England) Regulations 2007.

- 2) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)  
Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Middleton Park

<b>Application Number</b>	09/00961/FU		
<b>Applicant:</b>	Mr Eddie Clements		
<b>Proposal</b>	Single storey rear extension		
<b>Site</b>	3 Fulmar Court Middleton Leeds LS10 3HB		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any additional windows are inserted in the east facing side elevation facing 1 Fulmar Court of the proposal.

As the insertion of windows could lead to problems of overlooking.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Moortown

<b>Application Number</b>	08/02993/FU		
<b>Applicant:</b>	Waitrose Ltd And Hallborough Properties Ltd		
<b>Proposal</b>	Demolition of shopping parade and erection of retail food store, with service yard, covered and external car parking and landscaping		
<b>Site</b>	Capitol Parade Green Road Meanwood Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Panel Referred to ODPM

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 3) Construction of stonework shall not be commenced until a sample panel of the stonework to be used has been approved in writing by the Local Planning Authority. The panel shall be erected on site to establish the details of the type, bonding and coursing of stone and colour and type of jointing material. The stonework shall be constructed in strict accordance with the sample panel(s), which shall not be demolished prior to the completion of the development.

In the interests of visual amenity and to ensure that the stonework harmonises with the character of the area.

- 4) Prior to commencement of development a management scheme for the carrying out of construction shall be submitted to the Local Planning Authority and agreed in writing and shall then be complied with during construction.

In the interests of the free and safe use of the highway .

- 5) Prior to the operation of the new store, the off site highway works to the junction of Green Road/ Stonegate Road/ Meanwood Road/ Monk Bridge Road shall be carried out in accordance with the details shown in Figure 2.6 of the Transport Assessment, unless otherwise agreed in writing the Local Planning Authority.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of the free and safe operation of the highway.

- 6) A full Servicing Management Plan shall be submitted to the Local Planning Authority and agreed in writing prior to the operation of the store, which shall include details of any home delivery vehicles and measures for managing the management of reversing vehicles without reversing beepers. The Service Management Plan shall then be complied with at all times unless otherwise agreed in writing with the Local Planning Authority.

In the interests of residential amenity and the free and safe operation of the highway.

- 7) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) means of enclosure, (c) car parking layouts, (d) other vehicle and pedestrian access and circulation areas, (e) hard surfacing areas, (f) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (g) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (h) planting plans, (i) written specifications (including cultivation and other operations associated with plant and grass establishment), (j) schedules of plants noting species, planting sizes and proposed numbers/densities, (k) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

- 8) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 9) No development shall take place until a plan, schedule and specification for landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, fencing and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. If development is phased, maintenance shall commence when each phase of development is completed. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure successful establishment and aftercare of the completed landscape scheme.

- 10) The Car Park Management Plan at Appendix M of the Transport Assessment, shall be implemented upon opening of the store and complied with so long as the use continues, unless otherwise agreed in writing with the Local Planning Authority.

In the interests of the free and safe operation of the highway.

- 11) Notwithstanding the submitted Arboricultural Method Statement, no development shall commence until a comprehensive method statement for preserving the retained tree(s) and root system(s) from potentially adverse effects has been submitted to and agreed in writing by the Local Planning Authority. The method statement shall be produced in consultation with a qualified arboricultural consultant, familiar with guidance in British standard 5837 : 2005 "Trees in relation to Construction" and shall provide site-specific information about the following:

- (i) drainage , cabling and utilities routes and methods of installation without causing damage to roots;
- (ii) detailed existing and proposed levels within the root protection area of any retained tree;
- (iii) construction details for hard surfaces, wall foundations and boundary treatments;
- (iv) planning for the site work including location of site compounds and cabins, and phasing of work;
- (v) means of protecting the tree canopy, trunks and root systems throughout the construction period;
- (vi) soft landscaping operations (removal of existing hard surfaces, importation of topsoil etc.,) within the canopy spreads; and
- (vii) meetings with the Local Planning Authority as appropriate to approve the installation removal of tree protection measures.

The approved method statement shall then be implemented by way of specifications for the construction work and guidance for contractors' method of working on site for the duration of the site work.

In the interests of local amenity by requiring best working practice to preserve the retained Tree(s).

- 12) In this condition 'retained tree/hedge/bush' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars. This condition shall have effect until the expiration of five years from the date the development is occupied/brought into use.

a) No retained tree/hedge/bush shall be removed, uprooted or destroyed nor shall any retained tree be pruned, topped or lopped or suffer root severance other than

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

in accordance with the approved plans and particulars without the written approval of the Local Planning Authority. Any pruning, topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Works) and in accordance with the actions recommended in any tree survey approved by this permission or agreed in writing by the Local Planning Authority.

b) If any retained tree/hedge/bush is removed without the prior written consent of the Local Planning Authority, uprooted or destroyed or dies the Local Planning Authority shall be notified. Another tree/hedge/bush shall be planted at the same place and that tree/hedge/bush shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

- 13) Prior to the commencement of the use hereby approved, details of litter bins shall be submitted to and approved in writing by the Local Planning Authority, and once approved these shall be positioned outside the premises whilst the premises are open for use by members of the public. The position of the bins shall not obstruct any pedestrian way.

In the interests of amenity, to control the deposit of litter and in the interests of disabled people.

- 14) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 15) The opening hours of the premises shall be restricted to 08.30; hours to 21.00; hours Monday to Friday, 08.30; hours to 19.00; hours Saturday and 10.00; hours to 17.00; hours on Sundays.

In the interests of the amenity of nearby residents.

- 16) The hours of delivery to and from the premises, together with loading and unloading within the premises shall be restricted to 07.30; hours to 20.30; hours Monday to Friday, 08.00; hours to 20.30; hours on Saturdays and 08.30; hours to 17.00; hours on Sundays and Bank Holidays.

In the interests of amenity.

- 17) Before development commences details of works for dealing with foul and surface water discharges from the proposed development (ie plans and summary of calculations and including details of any balancing works and off site works) shall be submitted to and approved in writing by the Council.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

To ensure that the site can be drained properly.

- 18) No piped discharges of surface water from the application site shall take place until the surface water drainage works, approved under the foregoing conditions, have been completed.

To ensure that the site is properly drained.

- 19) No development shall take place until a plan showing details of an oil interceptor and its location has been submitted to and approved in writing by the Local Planning Authority. Such oil interceptor as may be approved shall be designed to intercept all surface water from areas to be used by vehicles and any other areas likely to be subject to contamination. The development shall not be brought into use until the oil interceptor has been provided, and it shall thereafter be retained and maintained in a satisfactory condition. Roof drainage should not be passed through an oil interceptor.

To prevent the pollution of the watercourse and protect the environment.

- 20) In the event that unexpected significant contamination is encountered during any development works including works required by an approved remediation statement, works in the affected part of the site must cease and the Local Planning Authority shall be notified in writing immediately. The Local Planning Authority may at this stage request that a remediation statement, outlining plans for further investigation and the proposed method of dealing with the contamination, be submitted for written approval prior to development works continuing in the affected part of the site. Any recommended remediation works set out in the remediation statement shall be implemented in full and a validation certificate shall be submitted to the Local Planning Authority to certify that such works as required have been carried out in full.

To enable the Local Planning Authority to ensure that contamination (expected or otherwise) at the site will not present any significant environmental risks and that the site will be made 'suitable for use'.

- 21) Prior to the operation of the store, details of security shutters to the undercroft parking shall be submitted and approved in writing. The shutters approved shall be installed and shall be used to secure the undercroft parking when the store is not in operation, unless otherwise agreed in writing with the Local Planning Authority. The shutters shall be maintained in good condition so long as the building remains in use.

In the interests of security and amenity.

- 22) Details of all external lighting shall be submitted to and approved in writing by the local planning authority prior to installation.

In the interests of residential and visual amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 23) Details of any surveillance and security measures shall be submitted to the Local Planning Authority and agreed in writing prior to the installation of such equipment. The approved measures shall be implemented in full and thereafter maintained for the life of the development.

In the interests of visual and residential amenity.

- 24) The development shall be carried out in accordance with the approved Flood Risk Assessment, Fairhurst ref. D/I/D/67279/03A dated May 2008, including the proposed mitigation measures.

In the interests of flood control and to accord with PPS25.

- 25) Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 metres either side of the centre line of the water main, which crosses the site.

In order to allow sufficient access for maintenance and repair work at all times.

- 26) The site shall be developed with separate systems of drainage for foul and surface water on and off site.

In the interests of satisfactory and sustainable drainage.

- 27) The combined noise level of fixed plant on the premises shall not exceed 38dB(A) during the hours of 07.00 - 23.00 and 32dB(A) during 23.00 - 07.00 when measured when measured and/or calculated to the nearest sensitive premises.

In the interest of residential amenity.

- 28) Prior to the occupation of the store, details of all fixed plant including noise data shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of residential amenity.

- 29) All delivery and service vehicles shall disable reverse beepers and refrigeration units attached to the vehicle prior to site entry.

In the interests of residential amenity.

- 30) No building works shall commence until details of measures for minimising the risk and hazard of terrorism at the site (comprising some or all of the following: CCTV equipment, toughened glass, metal window, door and undercroft shutters, bollards at store entrances and lockable barriers at car park entrances) have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the details thereby approved.

To help minimise the risk and hazard of terrorism at the site.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 31) Notwithstanding the details submitted with the Transport Assessment, the 6 car parking spaces on Green Lane opposite the entrance to the site shall remain available to members of the public and shall not be removed as part of the development.

In the interests of on street parking availability.

- 32) The total net area of retail floorspace at the store hereby approved shall not exceed 2,487 square metres.

As the Local Planning Authority wish to maintain control over the amount of retail provision at the site in order to ensure that the level of parking provision available is sufficient, in the interests of the free and safe operation of the highway.

- 33) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, including the gates to the service yard, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

- 34) Notwithstanding the details shown on the plans, and within the travel plan, hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles within the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Transport Policy as incorporated in the Leeds Unitary Development Plan.

- 35) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, N12, N13, T2B, T2C, T2D, T5, T6, T24, S2, S3, S3A, BD3, BD5 and LD1 of the UDP Review 2006 together with the requirements of national guidance contained within PPS6.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Moortown

<b>Application Number</b>	09/00586/FU		
<b>Applicant:</b>	Ms E Thompson		
<b>Proposal</b>	New pitched roof to existing detached garage to front		
<b>Site</b>	20 Kings Mount Chapel Allerton Leeds LS17 5NS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Moortown

<b>Application Number</b>	<b>09/00604/FU</b>		
<b>Applicant:</b>	Mr And Mrs Rafiq		
<b>Proposal</b>	Gable roof extensions to both sides, dormer window to rear, and single storey side extension		
<b>Site</b>	45 Carr Manor View Moortown Leeds LS17 5AG		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	

### WARD: Moortown

<b>Application Number</b>	<b>09/00937/FU</b>		
<b>Applicant:</b>	Mr Simon Otter		
<b>Proposal</b>	Single storey extensions to side and rear		
<b>Site</b>	11 Woodbourne Avenue Chapel Allerton Leeds LS17 5PQ		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) The garage shall only be used for the storage of private motor vehicles and those purposes incidental to the enjoyment of the dwelling house as such.

In the interests of the residential amenity of the occupants of nearby property.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into both side elevations facing no.15 and 9 Woodbourne Avenue.

In the interests of amenity

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Morley North

<b>Application Number</b>	09/00241/FU		
<b>Applicant:</b>	K Harvey		
<b>Proposal</b>	Single storey rear extension		
<b>Site</b>	32B Back Lane Drighlington BD11 1LS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Morley North**

<b>Application Number</b>	<b>09/00545/FU</b>		
<b>Applicant:</b>	M Hussain		
<b>Proposal</b>	Change of use of basement to form one 1 bedroom flat with 3 light wells to side elevation		
<b>Site</b>	2A Church Street Morley Leeds LS27 8LY		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

**WARD: Morley North**

<b>Application Number</b>	<b>09/00687/FU</b>		
<b>Applicant:</b>	Mr And Mrs M Bell		
<b>Proposal</b>	4 bedroom detached dwelling to garden site		
<b>Site</b>	1 Spring Gardens Drighlington BD11 1EH		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

**WARD: Morley North**

<b>Application Number</b>	<b>09/00720/FU</b>		
<b>Applicant:</b>	S Broadhead		
<b>Proposal</b>	Two dormer windows to front (Single storey rear extension and dormer window to rear are Permitted Development)		
<b>Site</b>	11 Ashwood Drive Gildersome Morley Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 2) The dormer roof materials shall match those of the existing roof.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Morley North

<b>Application Number</b>	<b>09/00844/FU</b>		
<b>Applicant:</b>	G Crossley		
<b>Proposal</b>	Erection of 2 bedroom detached bungalow with detached garage to garden		
<b>Site</b>	105 Whitehall Road Drighlington BD11 1LN		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

### WARD: Morley North

<b>Application Number</b>	<b>09/00941/FU</b>		
<b>Applicant:</b>	Bradford Ind. Health Care Group - Ms D Stephenson		
<b>Proposal</b>	Erection of 4m high retaining wall with fencing to side of nursing home		
<b>Site</b>	Owlett Hall Nursing Home Bradford Road Drighlington BD11 1ED		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Unitary Development Plan (UDP)  
GP5 - Detailed Planning Considerations  
N25 - Development and Site Boundaries

Planning Policy Guidance Note 14 - Development on Unstable Land (1990)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Morley North

<b>Application Number</b>	09/00972/FU		
<b>Applicant:</b>	Alexander Rest Home - Peter Morris		
<b>Proposal</b>	Alterations involving repositioning of fire escape door to care home		
<b>Site</b>	Alexander Care Home Victoria Road Churwell Morley		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The extension shall not be occupied until screen planting details, including the phasing of planting, to the rear boundary have been submitted to and approved in writing by the Local Planning Authority. The screen planting shall be carried out and thereafter, retained and maintained in accordance with the approved details and phasing

In the interests of visual amenity and privacy

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 2) The doors shall be fire doors fitted with an alarm and shall be used for emergency escape only and shall remain closed at all other times

In the interests of residential amenity

- 3) Notwithstanding the details of the approved plans, the proposed fire doors shall be of a solid construction, containing no glazing

In the interest of residential amenity

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (UDP)

Policy BD6 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Morley North

<b>Application Number</b>	09/00976/FU		
<b>Applicant:</b>	M Barber		
<b>Proposal</b>	New raised roof, first floor rear extension and porch to front		
<b>Site</b>	Beeches Lodge 37 Back Lane Drighlington BD11 1LS		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Morley South

<b>Application Number</b>	09/00042/FU		
<b>Applicant:</b>	A Stygall		
<b>Proposal</b>	Detached block of 3 prefabricated classrooms		
<b>Site</b>	Morley Newlands Primary School Wide Lane Morley Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The building hereby permitted shall be removed on or before 30 April 2012. Within 3 months of the removal of the building the playing field shall be reinstated to a playing field to a quality at least equivalent (or better) than the previous quality or in accordance with 'Natural Turf For Sport' Sport England 2000 or in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

In the interests of satisfactory sports pitch provision.

- 2) Within 28 days from the date of this permission, the fence surrounding the nursery school shall be repositioned to allow the rugby pitch to be remarked to include a minimum run-off of 3 metres on all sides of the pitch.

In the interests of satisfactory sports pitch provision.

- 3) Within 28 days from the date of this permission, the proposed footpath shall be repositioned to allow the rugby pitch to be remarked to include a minimum run-off of 3 metres on all sides of the pitch.

In the interests of satisfactory sports pitch provision.

- 4) Within 28 days from the date of this permission, the windows to the east elevation shall be glazed with obscure glass and maintained thereafter as such in accordance with details which shall have previously been approved in writing by the Local Planning Authority.

In the interests of residential amenity of adjoining occupiers.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

GP5, N6

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Morley South

<b>Application Number</b>	09/00693/ADV		
<b>Applicant:</b>	Davis Langdon LLP - H Metcalf		
<b>Proposal</b>	2 internally illuminated wall mounted signs, 2 externally illuminated attached monolith signs and 2 non illuminated free standing signs to offices		
<b>Site</b>	Capitol House 1 Capitol Close Tingley Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Application to Display Adverts	<b>Decision Type</b>	Delegated Decision

- 1) In granting consent for the advertisement/s the City Council has taken into account all material planning considerations relating to amenity and public safety, including those arising from the comments of any statutory or other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and policies within The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR):

Policy GP5 (UDP)  
Policy BD8 (UDP)

On balance, the City Council considers the advertisement/s would not give rise to any unacceptable consequences for amenity or public safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Otley & Yeadon

<b>Application Number</b>	09/00205/FU		
<b>Applicant:</b>	Miss L Croft		
<b>Proposal</b>	Dormer window to rear and Detached garage to rear garden area		
<b>Site</b>	21 South View Terrace Yeadon Leeds LS19 7QL		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external roofing materials of the proposed garage shall match those existing.

In the interests of visual amenity.

- 3) The cheeks of the dormer window shall be boarded with materials to match those of the existing roofline.

In the interest of visual amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the east or west side elevations of the proposed garage.

As the insertion of windows could lead to problems of overlooking.

- 5) The garage shall only be used for the storage of private motor vehicles and those purposes incidental to the enjoyment of the dwelling house as such.

In the interests of the residential amenity of the occupants of nearby property.

- 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Policy BD6 (UDP)  
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Otley & Yeadon

<b>Application Number</b>	09/00528/FU		
<b>Applicant:</b>	Mr Scholefield		
<b>Proposal</b>	Part two storey part single storey side and rear extension		
<b>Site</b>	2 Falcon Close Otley LS21 3EG		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevations adjacent to 4 Falcon Close.

As the insertion of windows could lead to problems of overlooking.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed ground floor toilet window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Otley & Yeadon

<b>Application Number</b>	<b>09/00731/FU</b>		
<b>Applicant:</b>	M Alderson		
<b>Proposal</b>	Part two storey, part single storey side and rear extension		
<b>Site</b>	46 Hawthorn Avenue Yeadon Leeds LS19 7UH		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any further windows are inserted in the east or west side elevations (facing 44 \_ 48 Hawthorn Avenue) of the proposed side and rear extensions.

As the insertion of windows could lead to problems of overlooking.

- 4) The proposed ground floor window and door within the west elevation of the proposed two storey side extension hereby permitted shall be glazed in obscure glass prior to the first occupation of the extension and thereafter retained.

In the interests of amenity and privacy.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 5) The first floor bedroom window within the west side elevation (facing 44 Hawthorn Avenue) of the proposed two storey side extension hereby permitted shall be fixed, non-opening and glazed in obscure glass prior to the first occupation of the extension and thereafter retained.

In the interests of amenity and privacy.

- 6) The proposed hardstanding to the front of the property shall either be made of porous materials, or a provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.

To avoid the uncontrolled runoff of rainwater leading to flooding and pollution of watercourses.

- 7) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of the Regional Spatial Strategy 2004 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Otley & Yeadon

<b>Application Number</b>	<b>09/00888/FU</b>		
<b>Applicant:</b>	Mr And Mrs Rhodes		
<b>Proposal</b>	Conservatory to rear		
<b>Site</b>	19 Prestwick Close Otley LS21 3NA		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The materials to be used for the dwarf wall of the conservatory shall match in terms of size, colour, type and texture those used on the main dwelling.

In the interests of amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed window panels adjacent to the side boundary with 17 Prestwick Close shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Pudsey**

<b>Application Number</b>	<b>08/04147/FU</b>		
<b>Applicant:</b>	Mr B Wisher		
<b>Proposal</b>	One pair of 3 bedroom semi-detached houses to vacant site		
<b>Site</b>	Land Adjacent To 53 Harley Gardens Swinnow Leeds		
<b>Decision:</b>	Refused	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The proposal results in the overlooking and loss of privacy to and from the gardens of number 19 Britannia Close and 24-30 Washington Place detrimental to residential amenity, contrary to the adopted Leeds UDP (2006) policies GP5, N12, N13, Neighbourhoods For Living P30-31 and 54-57 and PPS1 paras 13, 19, 33-36 and PPS3 paras 13-17.

**WARD: Pudsey**

<b>Application Number</b>	<b>09/00942/FU</b>		
<b>Applicant:</b>	F Eshelby		
<b>Proposal</b>	Alterations involving new side door entrance to butchers shop		
<b>Site</b>	24 Lowtown Pudsey LS28 7AA		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The materials used for the door frame and door shall match those as the existing door in the side elevation facing Booths Yard.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies GP5, BD6, BC7 and N19

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Pudsey

<b>Application Number</b>	09/01056/FU		
<b>Applicant:</b>	M Flesher		
<b>Proposal</b>	New bay window extension with canopy over to front, first floor extension to side and single storey rear extension		
<b>Site</b>	9 Moorfield Grove Pudsey LS28 8BP		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the details on the approved plan, the first floor w.c. and shower room windows to the eastern elevation of the proposed first floor side extension shall be obscure glazed and retained thereafter as such, unless agreed in writing by the Local Planning Authority

In the interests of privacy.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the north-west side elevation of the proposed single storey extension.

As the insertion of windows could lead to problems of overlooking.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Rothwell

<b>Application Number</b>	09/00618/FU		
<b>Applicant:</b>	British Waterways Marinas Ltd - A Nickerson		
<b>Proposal</b>	Extension to toilet/shower block to marina		
<b>Site</b>	Lemonroyd Marina Fleet Lane Oulton Leeds		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5 (UDP)

Policy N33 (UDP)

On balance, the City Council considers there are very special circumstances to justify this development in the Green Belt.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Rothwell

<b>Application Number</b>	09/01011/CA		
<b>Applicant:</b>	S Leonard		
<b>Proposal</b>	Conservation Area Application to demolish house		
<b>Site</b>	2 North Lane Oulton Leeds LS26 8TQ		
<b>Decision:</b>	Refused	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Conservation Area Application	<b>Decision Type</b>	Delegated Decision

- 1) The proposed loss of the existing dwelling on site without a suitable scheme for the site's re-development is considered to be of harm and detriment to the character and appearance of the Conservation Area. The application is therefore contrary to advice set in Planning Policy Guidance Note 15: Planning and the Historic Environment (1995) and Policies N19 and GP5 of the Unitary Development Plan (Review) 2006.

### WARD: Rothwell

<b>Application Number</b>	09/01012/CA		
<b>Applicant:</b>	Mr D Ferguson		
<b>Proposal</b>	Conservation area application to demolish house		
<b>Site</b>	12 Farrer Lane Oulton Leeds LS26 8JP		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Conservation Area Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of restoration and/or redevelopment of the site has been made and produced for the Local Planning Authority, and planning permission has been granted for the redevelopment for which the contract provides.

To avoid the creation of derelict sites to the detriment of this part of the City.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 3) In granting Conservation Area Consent the City Council has taken into account all material matters relating to the building's contribution to the architectural or historic interest of the area and the wider effects of demolition, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5 - Detailed Planning Considerations  
 N18A - Conservation Areas and Demolition  
 N18B - Conservation Areas and Demolition  
 N20 - Conservation Areas and retention of features  
 N49 - Nature Conservation

Planning Policy Guidance 15 - Planning and the Historic Environment (1995)

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the character and appearance of the conservation area.

### WARD: Rothwell

<b>Application Number</b>	09/01031/FU		
<b>Applicant:</b>	Mr Baddeley		
<b>Proposal</b>	New pitched roof to existing flat roof side extension		
<b>Site</b>	27 Parkways Avenue Oulton Leeds LS26 8TW		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance

## **DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Roundhay

<b>Application Number</b>	09/00729/FU		
<b>Applicant:</b>	Mrs M Preece		
<b>Proposal</b>	Single storey rear extension to ground floor flat		
<b>Site</b>	10 Street Lane Roundhay Leeds LS8 2ET		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The proposed roofing materials and stonework shall match those existing.

In the interests of visual amenity.

- 3) The external render shall be painted in accordance with the approved plans drawing number 098/8 date stamped 3rd March 2009.

In the interests of amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into the side elevation facing no.12 Street Lane.

In the interests of amenity.

- 5) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

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On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Roundhay

<b>Application Number</b>	09/00768/FU		
<b>Applicant:</b>	T Waterfield		
<b>Proposal</b>	Detached timber shelter to bowling green		
<b>Site</b>	Old Park Road Gledhow Leeds LS8 1JX		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) a) All existing trees along the northern boundary shall be fully safeguarded during the course of the site works and building operations in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.

b) No development shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees, shrubs or features to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with either:-

- i) 1.5m height chestnut paling to BS 1722 Part 4 securely mounted on post and two rails framework and clad with orange fluorescent mesh,  
ii) 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.

c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words

PROTECTED TREE ZONE  
NO STORAGE OR OPERATIONS  
WITHIN FENCED AREA

d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any tree protected.

e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site and the development has been occupied, or in the case of a residential development, the houses in the curtilages of which the trees are located are occupied.

To ensure the protection and preservation of trees, shrubs and other natural features during construction works.

- 3) Notwithstanding the details shown on the approved plans the proposed shelter shall be painted Linden Green (BS Colour reference 14 E 53) colour, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

UDPR Policies GP5, N19, N33, LD1, N8, N9 and N1.

On balance, the City Council considers there are very special circumstances to justify this development in the Green Belt.

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### WARD: Roundhay

<b>Application Number</b>	09/00772/FU		
<b>Applicant:</b>	Dr R Menon		
<b>Proposal</b>	Conservatory to rear		
<b>Site</b>	17A Earlswood Avenue Lidgett Park Leeds LS8 2AF		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The materials to be used for the dwarf wall of the conservatory shall match in terms of size, colour, type and texture those used on the main dwelling.

In the interests of amenity.

- 3) Prior to the commencement of the development the existing fence along No.5 Kingswood Gardens shall be raised to 1.8m in height which shall then be maintained and retained for the entire length of the proposed conservatory.

In the interests of amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

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### WARD: Roundhay

<b>Application Number</b>	09/00987/FU		
<b>Applicant:</b>	Mr And Mrs C Hudson		
<b>Proposal</b>	Single storey side and rear extension, juliet balcony at first floor level at rear, and dormer windows to side and rear		
<b>Site</b>	3 Ryder Gardens Roundhay Leeds LS8 1JS		
<b>Decision:</b>	Approved	<b>Decision Date</b>	29 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the details on the plans hereby approved, the proposed dormer cheeks and fascia shall be erected using hung tiles to match the existing roof.

In the interests of visual amenity.

- 4) The existing vegetation along the side boundary with 5 Ryder Gardens shall be retained at its current height or otherwise replaced with a 1.8m high fence and maintained thereafter for the entire length of the extension, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity of occupants of nearby property.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Orders revoking and re-enacting that Order with or without modification) planning permission shall be obtained before any windows are inserted in the side elevation facing 1 Ryder Gardens of the proposed single storey extension.

As the insertion of windows could lead to problems of overlooking.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed side dormer window shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

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- 7) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Temple Newsam

<b>Application Number</b>	21/8/03/OT		
<b>Applicant:</b>	LEEDS DEVELOPMENT AGENCY		
<b>Proposal</b>	Outline application to erect office, industrial and warehouse development		
<b>Site</b>	Thornes Farm Business Park Pontefract Lane Leeds LS9		
<b>Decision:</b>	Approved	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Local Authority App Reg 5(2)	<b>Decision Type</b>	

- 1) Approval of the following details (hereinafter referred to as the reserved matters) shall be obtained from the Local Planning Authority, in writing before the development is commenced.
- Detailed siting of the building(s).
  - Design.
  - External Appearance.
  - Means of Access.
  - The landscaping of the site.
- Plans and particulars of the reserved matters shall be submitted utilising a planning application form and shall be carried out as approved.

Because the application is in outline only and as no details have been submitted of the reserved matters, they are reserved for subsequent approval by the Local Planning Authority.

- 2) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be agreed whichever is the later.

Imposed pursuant to the provisions of Section 92 of the Town and Country Planning Act 1990.

- 3) The development hereby approved shall not exceed the total amounts of gross floor area / scale of development set out below:

26,600 sq m of Class B1/ B2 / B8 employment use of which no more than 18,900 sqm shall be Class B1(a) office use plus  
Car parking serving the B1 / B2 / B8 development not to exceed 692 spaces

(The Use Classes are those set out in the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification)

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To ensure that the level of development can be accommodated ensuring the safe operation of the highway network

- 4) The Class B1 / B2 / B8 development hereby approved shall be carried out in a minimum of three phases, the amount in each phase not to exceed the following areas:

Phase 1: not to exceed 60% of the gross floor area approved under Condition 3

Phase 2: not to exceed 80% of the total gross floor area approved under Condition 3 on a cumulative basis taking into account the gross floor area approved for Phase 1.

Phase 3: the remainder of the total gross floor area approved under Condition 3

Notwithstanding the forgoing, sub-phases of the development may be carried out subject to the limits specified for each phase both individually and cumulatively not being exceeded.

To ensure that the level of development can be accommodated within the safe operation of the highway network.

- 5) a) No development shall commence on any part of Phase 2 of the site (as defined by Condition 4 above) unless the sum of the following calculation is less than or equal to 264 vehicle trips for the mixed B1 / B2 / B8 use class development;

i The preceding 3 month average of the recorded weekday morning peak period arrivals between 08.00 and 09.00 (as measured and provided to the local planning authority in accordance with Conditions 6 and 7), plus

ii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area (GFA) which already has reserved matters approval but is not yet occupied using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus 0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8, plus

iii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which is being applied for as part of Phase 2 using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus 0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8.

b) No development shall commence on any part of Phase 3 of the site (as defined by Condition 4 above) unless the sum of the following calculation is less than or equal to 330 vehicle trips for the mixed B1 / B2 / B8 use class development;

i. The preceding 3 month average of the recorded weekday morning peak period arrivals between 08.00 and 09.00 (as measured and provided to the local planning authority in accordance with Conditions 6 and 7), plus

ii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which already has reserved matters approval but is not yet occupied using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8, plus

iii. The predicted weekday morning peak period arrivals between 08.00 and 09.00 for any gross floor area which is being applied for as part of Phase 3 using the vehicle trip ratio of 1.38 entry trips per 100 sqm GFA for B1 plus 0.9 entry trips per 100 sqm GFA for B2 plus 0.3 entry trips per 100 sqm GFA for B8.

Where

B1 is the gross floor area in square metres of any Class B1 development

B2 is the gross floor area in square metres of any Class B2 development

B8 is the gross floor area in square metres of any Class B8 development

In the interests of safety and the free flow of traffic on the M1 motorway, to ensure that the motorway network or its junctions are not overloaded in peak periods.

- 6) Prior to commencement of the development a system for automatic vehicle detection of the arrival and departure of vehicular trips to and from the development hereby approved shall be submitted to and approved in writing by the local planning authority. The system so approved shall be installed and commissioned to the written satisfaction of the local planning authority. It will then be maintained on a basis to be agreed in writing with the local planning authority and operated to the satisfaction of the local planning authority on that basis.

To enable monitoring of traffic movements to and from the development to accord with condition 4 and 5.

- 7) The information obtained from the approved system of automatic vehicle detection detailed in condition 6 above shall be submitted to the local planning authority in such form and at such time intervals as agreed in writing with the local planning authority when the system is approved.

To enable the local planning authority and Highways Agency to monitor the traffic impact of the development on the local highway and trunk road networks.

- 8) No part of the development hereby approved shall be occupied and brought into use until the proposed East Leeds Link Road connecting M1 Junction 45 with Leeds Inner Relief Road Stages 6 / 7 at Cross Green, Leeds is open to use by public traffic.

To ensure a satisfactory means of access to the development.

- 9) The car parking spaces to be provided for employees and visitors to the development hereby approved shall be confined to those areas within the development specifically designated for such purpose and shall not exceed:

Phase 1 as defined in condition 4 : 415 spaces

Phase 2 as defined in condition 4 : 554 spaces inclusive of the provision of parking spaces in Phase 1

Phase 3 as defined in condition 4 : 692 spaces inclusive of the provision of parking spaces in Phase 1 and Phase 2

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

To ensure a satisfactory form of development and to ensure that the number of morning peak arrivals does not exceed the level necessary to ensure the safe operation of the highway network..

- 10) A car parking area management scheme shall be submitted to and approved in writing by the local planning authority before the occupation of any of the development hereby approved. Such scheme shall include for the layout, control and management of the designated parking areas together with measures for controlling the parking of vehicles on any other parts of the site (other than any publicly adopted highway), which are not shown for vehicular parking in the approved plans. The development shall thereafter be operated in accordance with the approved scheme.

To ensure a satisfactory form of development and to ensure that the number of morning peak arrivals does not exceed the level necessary to ensure the safe operation of the highway network.

- 11) Prior to the commencement of occupation of any phase of the development hereby approved details for the implementation, monitoring and review of a Sustainable Travel Plan for the employees and visitors to the development shall be submitted to and agreed with the Local Planning Authority. Such details shall include proposals for the appointment of a Travel Co-ordinator, provision of information on sustainable travel, targets for mode share, availability of public transport services, provision for cycling and walking to and from the development site, timescales for implementation, monitoring, reporting on and review of the Plan.

In the interests of sustainable development

- 12) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

- 13) No development shall take place until details of the position, design, materials and type of all walls and/or fences or permanent boundary treatment, whether or not shown to be erected on the approved plans, have been submitted to and approved in writing by the Local Planning Authority. Such walls and fences shall be erected in accordance with the approved details, before the land/buildings to which they relate are occupied, and shall thereafter be retained and shall not be altered or removed without the written consent of the Local Planning Authority.

In the interests of amenity and visual amenity.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 14) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved.

In the interests of the free and safe use of the highway.

- 15) No development shall take place until a plan showing details of the access to the site has been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details

In the interests of the free and safe use of the highway.

- 16) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours, (b) car parking layouts, (c) other vehicle and pedestrian access and circulation areas, (d) hard surfacing areas, (e) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.), (f) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.). Soft landscape works shall include (g) planting plans, (h) written specifications (including cultivation and other operations associated with plant and grass establishment), (i) schedules of plants noting species, planting sizes and proposed numbers/densities.

To ensure the provision of amenity afforded by appropriate landscape design.

- 17) Hard and soft landscaping works shall be fully carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 18) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to a variation.

To ensure the maintenance of a healthy landscape scheme.

- 19) Prior to being discharged into any watercourse, surface water sewer or soakaway system all surface water drainage from parking areas and hardstanding shall be passed through an oil interceptor installed in accordance with a scheme previously

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

To prevent pollution of the water environment.

- 20) Any above ground oil or liquid chemical storage tanks shall be located at least 10 metres from any watercourse and within a bund having a capacity of not less than 110% of the capacity of the largest tank, or if tanks are connected by pipework to allow equalisation of the level of the contents, then the bund capacity should be 110% of the largest combined volume. The floor and walls of the bund shall be constructed of brick, concrete or steel to be impervious to oil and water and resistant to any stored chemicals. Inlet, outlet, vent pipes and gauges must be within the bunded area, and any tap or valve shall be so arranged as to discharge vertically downwards and shall be kept locked shut when not in use. The disposal of contaminated surface water from within the bund shall be in a manner previously agreed with the Local Planning Authority. There shall be no uncontrolled discharge from the bunded area.

To prevent pollution.

- 21) There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

To prevent pollution of the water environment.

- 22) A separate system of drainage for foul and surface water shall be provided.

To ensure that a separate system of drainage is provided.

- 23) Prior to commencement of development full details of the proposed methods of disposal of both water and foul waste from the site shall be submitted to and approved in writing by the Local Planning Authority.

In order to ensure adequate methods of disposal of surface water, ground water and foul waste in the interests of general amenity.

- 24) Unless otherwise agreed in writing by the Local Planning Authority there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no building shall be occupied or brought into use prior to completion of the approved foul drainage works.

To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

- 25) No development shall take place until details of the treatment of emissions to atmosphere, resulting from any processes, plant or activity, including the method of treatment and height, position and manner of discharges, are submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

completed. Such works shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity.

- 26) No machinery, water tanks, boilers, or other plant and ancillary equipment within the development shall be installed, until details of its position and manner of installation has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the installation has taken place. The installations thus approved shall be retained at all times thereafter.

In the interests of amenity.

- 27) No development shall take place until details of the extract ventilation system, including details of a filter to remove odour, and the methods of treatment of the emissions, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained.

In the interests of amenity and visual amenity.

- 28) No plant and/or machinery shall be used on the premises, unless it is enclosed in sound-insulating material in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

In the interests of amenity.

- 29) No mechanical ventilation or air conditioning system shall be installed or operated until details of the installation and operation of the system have been submitted to and approved in writing by the Local Planning Authority. The system shall thereafter only be installed and operated in accordance with the approved details.

In the interests of amenity.

- 30) No development shall take place until a site investigation and assessment has been carried out to determine if the site contains contaminants, and the findings, together with a scheme for any necessary remedial measures, has been submitted to and approved in writing by the Local Planning Authority. Such investigations shall identify the nature and level of any contaminants present. The scheme for remedial measures shall include details for the treatment and/or removal of the contamination. The approved remedial measures shall be implemented as the development proceeds, and shall be completed before any part of the development is brought into use.

To ensure that the site is safe for development.

- 31) No development shall take place until a scheme detailing the method of storage and disposal of litter and waste materials has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

facilities to be provided including, where appropriate, lockable containers. The approved scheme shall be implemented before the development hereby permitted is brought into use and no waste or litter shall be stored or disposed of other than in accordance with the scheme.

In the interests of amenity.

- 32) Development shall not commence until a remediation statement has been submitted to and approved in writing by the local planning authority. If it is concluded in the remediation statement that remedial works are necessary, then the remediation statement shall demonstrate how the works will render the site 'suitable for use' and shall describe the works in relation to the development hereby permitted. It shall include full details of any works to be undertaken, proposed site clean-up criteria, site management procedures, contingencies and how the works will be validated.

To enable the local planning authority to determine whether the proposed remediation works will make the site 'suitable for use' and to ensure that contamination will not present any significant environmental risks.

- 33) Any works required by an approved remediation statement, including any additional intrusive investigation works or monitoring activities, shall not commence unless the local planning authority has received three working days' prior written notification of the date of commencement of such works.

To enable the local planning authority to monitor remediation works.

- 34) Prior to the commencement of any part of the development other than those works required by this condition, any site remediation works to deal with contamination shall be fully carried out in accordance with the approved remediation statement (or any subsequent revision to it required by condition. below).

To ensure that the site is suitable for the development hereby permitted and that any contamination present at the site will not present a significant environmental risk.

- 35) In the event that remediation is unable to proceed in accordance with an approved remediation statement by, for example, reason of increased quantities of material to be moved or treated or contamination being more extensive than expected or other unforeseen circumstances, the local planning authority shall be notified in writing immediately. A revised remediation statement shall forthwith be submitted for the approval in writing of the local planning authority. Works shall thereafter be carried out in accordance with the approved revised remediation statement.

To enable the local planning authority to determine whether the proposed remediation works will make the site 'suitable for use' and to ensure that contamination will not present any significant environmental risks.

- 36) In the event that unexpected significant contamination is encountered during any development works including works required by an approved remediation

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

statement, works in the affected part of the site must cease and the local planning authority shall be notified in writing immediately. The local planning authority may at this stage request that a remediation statement, outlining plans for further investigation and the proposed method of dealing with the contamination, be submitted for written approval prior to development works continuing in the affected part of the site.

To enable the local planning authority to ensure that contamination (expected or otherwise) at the site will not present any significant environmental risks and that the site will be made 'suitable for use'.

- 37) Within 3 months of the completion of the remediation works detailed in the approved remediation statement or prior to the start of the development hereby permitted, whichever is the earlier, a validation report shall be submitted to and approved in writing by the local planning authority. This report shall: -

- (i) Describe the remediation works carried out and any significant variations from the works set down in the approved remediation statement;
- (ii) Include and discuss substantiating data (analytical or otherwise), and
- (iii) Confirm that the remediation objectives set down in the remediation statement have been achieved.

To enable the local planning authority to determine whether the site has been made 'suitable for use' and that contamination has been dealt with so as not to present any significant environmental risks.

- 38) Development shall not commence until an intrusive investigation has been undertaken to assess and characterise potential land contamination at the site and appropriate reports have been submitted to and approved in writing by the Local Planning Authority. The site investigation report shall explain the methodology employed, an interpretative discussion of the results and findings, a conceptual site model, a risk assessment and recommendations for further investigation/remediation.

To ensure that the presence of land contamination at the site has been determined and that the environmental risks it presents have been assessed.

- 39) Unless otherwise agreed in writing by the Local Planning Authority no building or other obstruction shall be located over or within 5m of the lines of the sewer which cross the site.

In order to allow sufficient access of maintenance and repair work at all times.

- 40) Before development commences, a survey into the potential effects of any building on the television coverage in the immediate area shall be undertaken and the results submitted to the Local Planning Authority. Any remediation measures which in the opinion of the Local Planning Authority are necessary shall be implemented before the building is constructed and thereafter retained

In the interests of residential amenity

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 41) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Unitary Development Plan Policies: E3(4), E8:5, E7, GP5, T2, T20, BD5, N24, R1  
RSS Policy: E2

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Temple Newsam

<b>Application Number</b>	<b>09/00576/FU</b>		
<b>Applicant:</b>	P Bradley		
<b>Proposal</b>	Removal of conditions 3 and 4 of application 32/109/01/FU (Use of garage to store motor vehicles.)		
<b>Site</b>	63 Woodland Road Halton Leeds LS15 7DH		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The proposed brick work and window frames of the proposed garage conversion shall match the existing dwelling and be maintained thereafter.

In the interests of visual amenity.

- 3) No development relating to the garage conversion shall take place until the gates to the front of No. 63 Woodland Road have been changed so that they are sliding. The gates shall be retained as such thereafter.

In the interests of highway safety.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)  
Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Temple Newsam

<b>Application Number</b>	<b>09/00734/FU</b>		
<b>Applicant:</b>	W Heselgrave		
<b>Proposal</b>	First floor side and single storey rear extensions, enlarged balcony at first floor to rear, and alterations to integral garage including bay window to front to form habitable rooms		
<b>Site</b>	370 Selby Road Whitkirk Leeds LS15 0PG		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

### WARD: Temple Newsam

<b>Application Number</b>	<b>09/00753/FU</b>		
<b>Applicant:</b>	J Barker		
<b>Proposal</b>	Two storey side extension part two storey part single storey rear extension and detached double garage to rear		
<b>Site</b>	5 Austhorpe Grove Austhorpe Leeds LS15 8PY		
<b>Decision:</b>	Approved	<b>Decision Date</b>	28 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into either side elevation facing Nos. 3 and 7 Austhorpe Grove.

In the interests of amenity.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed first floor side window facing No. 7 Austhorpe Grove shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 5) The extension hereby granted shall be used incidentally to the main dwelling and as such shall not be sold or let separately.

The Local Planning Authority does not consider this to be a suitable location for a separate dwelling unit.

- 6) The garage shall only be used for the storage of private motor vehicles and those purposes incidental to the enjoyment of the dwelling house as such.

In the interests of the residential amenity of the occupants of nearby property.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no new windows or openings may be inserted into both side and rear elevations of the proposed detached double garage.

In the interests of amenity.

- 8) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

### WARD: Temple Newsam

<b>Application Number</b>	09/00985/FU		
<b>Applicant:</b>	Mr & Mrs K Brown		
<b>Proposal</b>	Additional garage to front		
<b>Site</b>	2 Milne Court Colton Leeds LS15 9HP		
<b>Decision:</b>	Approved	<b>Decision Date</b>	1 May 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing on the adjoining garage.

In the interests of visual amenity.

- 3) The garage shall only be used for the storage of private motor vehicles and those purposes incidental to the enjoyment of the dwelling house as such.

In the interests of the residential amenity of the occupants of nearby property.

- 4) In this condition 'retained tree/hedge/bush' means an existing tree or other vegetation which is to be retained as shown on the approved plans and particulars. This condition shall have effect until the expiration of five years from the date the development is occupied/brought into use.

a) No retained tree/hedge/bush shall be removed, uprooted or destroyed nor shall any retained tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars without the written approval of the Local Planning Authority. Any pruning, topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

Works) and in accordance with the actions recommended in any tree survey approved by this permission or agreed in writing by the Local Planning Authority.

b) If any retained tree/hedge/bush is removed without the prior written consent of the Local Planning Authority, uprooted or destroyed or dies the Local Planning Authority shall be notified. Another tree/hedge/bush shall be planted at the same place and that tree/hedge/bush shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

To ensure the continuity of amenity afforded by existing trees and vegetation and to protect existing trees from damage during site preparation and construction works in the interest of general amenity.

### 5) Protection of existing trees and other vegetation

a) The existing cedar tree shown on the approved plans to be retained shall be fully safeguarded during the course of the site works and building operations in accordance with the provisions of British Standard 5837:2005 (Trees in relation to Construction); b) No development shall commence until the tree has been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837:2005, and the Local Planning Authority has been notified and has approved the protection measures in writing. c) The protective measures shall be maintained during the course of the site works, and no equipment, machinery or materials shall be stored or fires burnt within any area protected in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made including the provision of any underground services, without the prior written consent of the Local Planning Authority. d) The protective measures shall be retained in position until all equipment, machinery or materials have been removed from the site, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection and preservation of the cedar tree during construction works.

### 6) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

### WARD: Temple Newsam

<b>Application Number</b>	09/01115/FU		
<b>Applicant:</b>	Mr Gary Johnson		
<b>Proposal</b>	Change of use, involving alterations, of maisonette to 2 one bedroom flats		
<b>Site</b>	4 Station Road Cross Gates Leeds LS15 7JX		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) No development shall take place until details of a sound insulation scheme designed to protect the amenity of future occupants of the flats hereby approved and that of the nearby residential accommodation (the residential accommodation to either side and those to the rear of the premises) from noise emitted from the application premises, has been submitted to and approved in writing by the local planning authority. The use hereby approved shall not commence until the works have been completed, and such noise insulation scheme as approved shall be retained thereafter.

In the interests of amenity

- 3) The development shall not be occupied until the approved facilities for the storage and disposal of litter and waste materials have been provided. Those approved details shall thereafter be retained at all times.

In the interests of amenity.

- 4) Prior to the commencement of any part of the development hereby approved; details of the proposed timber fencing should be submitted to and approved in writing by the Local Planning Authority.

In the interests of visual amenity

- 5) The development shall not be occupied or brought into use until that part of the site shown to be used by vehicles, on the approved plans, has been laid out, drained, surfaced and sealed, as approved, and that area shall not thereafter be used for any other purpose other than the vehicle related use approved. However, loose materials are not acceptable.

## DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

In the interests of the free and safe use of the highway.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) the proposed bathroom windows shall be glazed with obscure glass and maintained thereafter as such.

In the interests of amenity.

- 7) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG) and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy GP5

Policy S2

Policy T2

Policy T24

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006

WARD: Weetwood

<b>Application Number</b>	09/00736/FU		
<b>Applicant:</b>	M Yacoub		
<b>Proposal</b>	Single storey rear extension with detached garage/store		
<b>Site</b>	11 Ring Road West Park West Park Leeds LS16 5AJ		
<b>Decision:</b>	Withdrawn	<b>Decision Date</b>	30 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

**DECISIONS FOR WEEK 4<sup>th</sup> February to 10<sup>th</sup> February 2006**

**WARD: Wetherby**

<b>Application Number</b>	<b>09/00840/FU</b>		
<b>Applicant:</b>	R Taylor		
<b>Proposal</b>	Single storey rear extension		
<b>Site</b>	12 Moor Side Boston Spa Wetherby LS23 6PD		
<b>Decision:</b>	Approved	<b>Decision Date</b>	27 April 2009
<b>Type</b>	Full Planning Application	<b>Decision Type</b>	Delegated Decision

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The external walling and roofing materials shall match those existing.

In the interests of visual amenity.

- 3) Notwithstanding the details on the plan hereby approved the existing boundary treatment to the side boundaries shall be retained and maintained to a minimum height of 1.8m for the lifetime of the proposal unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity.

- 4) In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), and The Development Plan consisting of The Yorkshire and Humber Plan - Regional Spatial Strategy 2008 (RSS) and the Leeds Unitary Development Plan Review 2006 (UDPR).

Policy BD6 (UDP)

Policy GP5 (UDP)

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.